



# City of Flagstaff

# Community Development Division

211 W. Aspen Ave  
 Flagstaff, AZ 86001  
 www.flagstaff.az.gov

P: (928) 213-2618  
 F: (928) 779-7684

**CUP**

Date Received	Application for Conditional Use		File Number
Property Owner(s) <i>Miramonte Presidio LLC</i>		Phone <i>520-268-9120</i>	
Mailing Address <i>2502 E. River Road</i>	City, State, Zip <i>Tucson, az. 85718</i>	Email <i>chris@kemmerly.com</i>	
Applicant(s) <i>Chris Kemmerly</i>		Phone <i>520-268-9120</i>	
Mailing Address <i>Same as above</i>	City, State, Zip	Email <i>Same as above</i>	
Project Representative <i>Charity Lee - Miramonte Homes</i>		Phone <i>928-600-3594</i>	
Mailing Address <i>102 S. Mikes Pike</i>	City, State, Zip <i>Flagstaff, az 86001</i>	Email <i>c.lee@miramontehomes.com</i>	

Site Address <i>2940 S. Woody Mtn Rd.</i>	Parcel Number(s) <i>112-62-483</i>	Subdivision, Tract & Lot Number <i>Presidio in the Pines Tract M</i>		
Zoning District <i>Hc</i>	Regional Plan Land Use Category <i>Suburban</i>	Flood Zone <i>Zone x</i>		
Property Information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Located in an existing City of Flagstaff Historic District? (Name: _____) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are over 50 years old at the time of application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing structures are pre-World War II housing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Subject property is undeveloped land?			
Surrounding Uses (Res, Com, Ind)	North <i>Res</i>	South <i>I-40</i>	East <i>Res</i>	West <i>Res</i>

**Note:**  
 Conditional Use Permits are reviewed by City's Planning and Zoning Commission (P&Z), which meets **the second and fourth Wednesday of every month**. Applications are due by the close of business no fewer than 25 days prior to the meeting. You must provide a complete application form, along with the required number of plans and information as indicated in the checklist on the reverse side of this application. **Incomplete submittals will not be scheduled.**

Property Owner Signature <i>[Signature]</i>	Date <i>4/15/21</i>	Applicant Signature <i>[Signature]</i>	Date <i>4/15/21</i>
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For City Use					
Date Filed		File Number and Approval Date:			
Hearing Date		Publication and Posting Date(s):			
Fee Receipt Number	Amount	Date			
Action by Planning and Zoning Commission:					
Hearing Date:			Type of Request:		
<input type="checkbox"/> Approved			<input type="checkbox"/> CUP		
<input type="checkbox"/> Denied			<input type="checkbox"/> Extension		
<input type="checkbox"/> Continued					
Staff Assignments	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

## Conditional Use Permits (CUP)

Conditional uses are those uses which are presumed to be compatible with other authorized or permitted land uses in a zoning district, but require additional discretionary review, and possibly the imposition of conditions, to ensure that their location, design, and character are appropriate at a particular location.

Only those uses which are authorized as conditional uses in Chapters 10-40 (Specific to Zones), may be approved as conditional uses.

Further information regarding conditional uses and the CUP process can be found in Section 10-20.40.050 (Conditional Uses) of the Zoning Code

## Review

Requests for CUP are reviewed by the City's Planning and Zoning Commission (P&Z), an advisory commission appointed by the City Council.

A public hearing is held in conjunction with the request in conformance with Section 10-20.30.080 of the Zoning Code. Just before the public hearing is opened, Development Services staff presents its report to the P&Z, and the applicant is given an opportunity to make a presentation regarding the request. During the public hearing, any person may give testimony or submit written materials regarding the proposal.

At the conclusion of the public hearing, the P&Z may approve the application as presented, approve the application with conditions, or deny the application. The P&Z may also continue the public hearing to a future meeting if additional information is needed before action can be taken.

P&Z meetings are open to the public in compliance with the State's Open Meeting Law, and agendas are posted at City Hall no less than 24 hours prior to the meeting. Minutes are kept of all P&Z meetings.

## Schedule

The Planning and Zoning Commission meets on the second and fourth Wednesday of every month at 4:00 p.m. in the afternoon. An application for a CUP must be made by the close of business at least 30 calendar days prior to a regularly scheduled P&Z meeting.

Please be aware that a project must receive formal Site Plan Review approval from the Planning Director before a CUP application can be submitted.

**Attendance by the applicant or a project representative at the Planning and Zoning Commission hearing is mandatory.**

## Submission Requirements

All applications for CUP must be accompanied by the following information:

- 10 copies of proposed development plans
- Location/vicinity map
- Written response to the 9 standards for granting a CUP
- List of property owners and parcel numbers, assessor's maps, and pre-addressed, stamped envelopes for properties within 300 feet
- CUP application fee (see Fee Schedule)

## Proposed Development Plans

Proposed development plans that must be submitted in conjunction with a CUP application are the same as those required for formal Site Plan Review (see list below). Refer to the Site Plan Review Application for a complete description of these plans and the information that must be depicted on them.

- Site plan
- Building elevations (one copy in color)
- Building floor plans
- Landscape plan
- Resource survey and protection plan (when applicable)
- Exterior lighting plan
- Preliminary signage plan
- Site capacity calculations (when applicable)

All plans submitted with the application must be folded to approximately 8.5 x 11 inches in size.

## Location/Vicinity Map

The location/vicinity map shows adjacent streets and properties, as well as the land uses and zoning for those properties. Any contiguous property owned by the property owner or applicant must also be shown. The location/vicinity map must be drawn to scale and include dimensions. The location/vicinity map can be made a part of the site plan where space permits.

## 9 Standards for Granting a CUP

The CUP may be issued only when the P&Z finds that the applicant has considered and adequately addressed all of the following issues to ensure that the proposed use will be compatible with the surrounding area. Therefore, the CUP application must include a written response indicating how each of the issues is addressed in the CUP proposal. Attach substantiating documentation when necessary.

- Access and traffic; pedestrian, bicycle and vehicular circulation
- Adequacy of site and open space provisions, including site capacity and resource protection standards where applicable
- Noise, light, visual, and other pollutants
- Proposed style and siting of structure(s), and relationship to the surrounding neighborhood
- Landscaping and screening provisions
- Impact on public utilities
- Signage and outdoor lighting
- Dedication and development of streets adjoining the property
- Impacts on historical, prehistoric, or natural resources

## Property Owners Within 300 Feet

In order to meet the notice requirements for a public hearing, the applicant is required to provide a list of the names, addresses, and parcel numbers, as well as pre-addressed stamped envelopes, for all properties within 300 feet of the subject property, exclusive of rights-of-way. The Coconino County Assessor's Office is the most up-to-date source of information for property ownership. The City uses this information to notify surrounding property owners of the request for CUP.

"Exclusive of rights-of-way" means that where the subject parcel has frontage along a street, measurement of the 300-foot boundary begins on the opposite side of the right-of-way. It is always better to include more properties than required rather than fewer.

The following information regarding surrounding property owners must be submitted with the application for a CUP:

- A list of the names and addresses of property owners and parcel numbers for properties within 300 feet, exclusive of right-of-way
- Coconino County Assessor's maps showing all of the properties within 300 feet and indicating book, map, and parcel numbers
- Pre-addressed, stamped envelopes to all property owners within 300 feet (leave return address blank)

Public notice of the request for CUP is also given by posting a notice on the property and placing a display ad in the newspaper at least 15 days prior to the hearing. Once an application has been made, the City of Flagstaff is responsible for meeting notice requirements.

## Application Fee

An application fee payable to the "City of Flagstaff", must be paid at the time an application for a CUP is submitted. The fee helps cover the cost of meeting noticing and advertising requirements.

## Signatures

All applications must be signed and dated by both the applicant and the owner of the property.

**Applications will not be accepted or scheduled until all of the submission requirements have been met. Once an application has been submitted, neither the application nor accompanying development plans can be amended or modified.**

## Expiration

A CUP expires one year from the date of P&Z approval unless a grading or building permit is obtained or the use is established. The P&Z may grant a one-time extension of 180 days following a formal request for such an extension by the applicant. The extension must be approved before the expiration date of the CUP.

## Appeals

Any person aggrieved by a decision of the P&Z to approve or deny a CUP (including the applicant) may file an appeal with the City Council. An appeal must be submitted in writing to the Planning Director or Community Development Director within 10 days of the P&Z's decision. The City Council will conduct a public hearing and at the conclusion of the hearing shall affirm, reverse, or modify the decision.

## For Further Information

For further information regarding the application and submission requirements for a CUP, please contact:

Planning and Development Services Section  
City of Flagstaff  
211 W Aspen Avenue  
Flagstaff AZ 86001

928-213-2618  
928-779-7684 Fax

[cdfrontcounter@flagstaffaz.gov](mailto:cdfrontcounter@flagstaffaz.gov)



Miramonte Homes  
Chris Kemmerly  
2502 E. River Road  
Tucson, AZ 85718

April 15, 2021

City of Flagstaff  
Planning and Zoning Commission  
211 W. Aspen Avenue  
Flagstaff, AZ. 86001

**Project Name: Presidio in the Pines-Tract M**  
**Project Number: MES #15159**

Dear Commissioners,

Please consider our application for a Conditional Use Permit for the construction of a 39-unit multifamily residential project in Presidio in the Pines, a Planned Community Development-Tract M.

**PROJECT OVERVIEW:**

Miramonte Presidio LLC (Miramonte) is the owner of approximately 2.77 acres located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001, Assessor Parcel Number 112-62-483, otherwise known as Tract M (the Project), identified in the Final Plat of Presidio in the Pines a Planned Community Development, in Case 9 Map 72, and recorded in Document Number 3322439 with the Coconino County Recorder (the Final Plat).

Tract M is zoned Highway Commercial (HC) and was originally identified on the Final Plat as a future church site. Miramonte proposes to build a 39-unit multifamily residential project and use the Planned Residential Development (PRD) mechanism to develop three (3) story apartment buildings, some of which are split-level, using the following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type. The buildings total 19,650 SF and residential units will range from 514-1,064 SF. The density per acre is 14.09 units and the lot coverage is 12.6%. The intent is to plat the condominium units.

As a condition of Site Plan approval, a Conditional Use Permit (CUP) is required for the PRD in the HC zone. Our application addresses the nine standards for granting a CUP below.

## **9 STANDARDS FOR GRANTING A CONDITIONAL USE PERMIT:**

### **1. Access and Traffic, Pedestrian, Bicycle and Vehicular Circulation**

Site access will be located off W. Presidio Drive. The Fire Department has reviewed and has approved of the on-site access.

The City of Flagstaff required a total of seventy-three (73) vehicle parking space. The Project will provide seventy-four (74) vehicle parking spaces which will include four (4) A.D.A compliant spaces and twelve (12) bicycle spaces.

A.D.A Pedestrian access is provided to each building and the public way.

Bike racks will be located at the entrance of each building.

### **2. Adequacy of Site and Open Space Provisions, Including Site Capacity and Resource Protection Standards Where Applicable**

The Project will include 14 units per acre with 49.7% of the site remaining as open space. The Project will protect 35.11 % tree resources of which, 30% is required in the HC zone.

### **3. Noise, Light, Visual, and Other Pollutants**

The Project is bordered by I-40 to the South, S. Woody Mountain Road to the West and W. Presidio Dr. to the North. There is an existing block/sound wall along Woody Mountain Road and I-40 which will provide a barrier between the Project and the roadways. This will help mitigate noise and aid in the visual aesthetics of the Project.

Building lighting will comply with the City of Flagstaff Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

### **4. Proposed Style and Siting of Structures, and Relationship to the Surrounding Neighborhood**

The Project is in Presidio in the Pines, a Planned Community Development, a high-density residential neighborhood. The apartment style buildings will be wood and/or masonry construction with slab-on-grade floors. They will be constructed using similar construction materials as to complement the existing neighborhood. Building forward is utilized providing human scale and interest to adjacent surrounding development.

### **5. Landscaping and Screening Provisions**

Landscaping will comply with the requirements of the approved Site Plan and as noted on the Landscaping Plan.

Screening will be accomplished with screen/sound walls on existing boundaries and will comply with the requirements in Section 10-50-50 of the Zoning Code.

**6. Impact on Utilities**

Presidio is a 790 Lot “Planned Community Development”. Utility impacts were analyzed at the rezoning and public improvements were installed per WISA.

**7. Signage and Outdoor Lighting**

No additional signage is proposed for the Project. If additional signage is installed it will comply with the sign standards in Section 10-50-100 of the Zoning Code.

All exterior lighting will meet the requirements of the City of Flagstaff Outdoor Lighting Standards for shielding, lamp type and maximum lumen output as noted in the Outdoor Lighting Standards in Section 10-50-70 of the Zoning Code.

**8. Dedication and Development of Streets Adjoining the Property**

Adjoining streets are fully improved and dedicated to the public.

**9. Impacts on Historical, Prehistoric or Natural Resources**

A cultural resource survey was completed for the entire area inclusive of this Project area. Mark Reavis, Neighborhood Planner- Heritage Preservation Officer has reviewed the Project and has determined that no additional cultural resource surveys are required.

Thank you for considering our application for a Conditional Use Permit for Presidio in the Pines Tract M. Miramonte looks forward to starting construction on the Project this summer which will provide the much-needed additional housing options for the citizens of Flagstaff.

Sincerely,



Chris Kemmerly  
Owner/CEO



Attendees: June 7th, 2021 Neighborhood Meeting,  
Presidio Tract M

No	Name	Address	E-mail	Phone
1	Robert Davis	2912 W. Paz De Avenida	<a href="mailto:radavis15@mac.com">radavis15@mac.com</a>	414-807-3306
2	Erik and Ashlyn Mrdak	2886 W. Presidio Drive	<a href="mailto:Erikmrdak90@gmail.com">Erikmrdak90@gmail.com</a>	
3	Philip Dunn	2477 WMT		
4	Whitney & Patrick Biggerstaff	2943 S. Pepita Drive		928-814-2033
5	Andrew Pescador	2530 W. Pollo	<a href="mailto:cirandrew.b.pescador@outlook.com">cirandrew.b.pescador@outlook.com</a>	
6	Mogollon Engineering			
7	David Bink	1750 Ax Handle Way	<a href="mailto:dave4dl@gmail.com">dave4dl@gmail.com</a>	928-221-0278
8	Lorna Pederson			
9	Brandon & Summer Johnson	2951 S. Pepita Drive	<a href="mailto:Rotorwind@yahoo.com">Rotorwind@yahoo.com</a> , <a href="mailto:summerjmtb@gmail.com">summerjmtb@gmail.com</a>	
10	Christina George	2959 S. Pepita Drive	<a href="mailto:Christina.george610@gmail.com">Christina.george610@gmail.com</a>	
11	Tim and Anne King		<a href="mailto:anne@annekingrealtor.com">anne@annekingrealtor.com</a>	
12	Lee Rozell		<a href="mailto:leerozell65@gmail.com">leerozell65@gmail.com</a>	
13	Linda Otzen	2910 Pepita		
14	Lauri Budzinski	2940 S. Camel Drive	<a href="mailto:lauribud@gmail.com">lauribud@gmail.com</a>	
15	Brandon Lee Wilson	2389 S. Cliffview Street	<a href="mailto:afm1979@msn.com">afm1979@msn.com</a>	
16	Alaxandra Pucciarelli		<a href="mailto:apucciarelli@flagstaffaz.gov">apucciarelli@flagstaffaz.gov</a>	
17	Kera Henscheid		<a href="mailto:henscheid2@2.com">henscheid2@2.com</a>	
18	Sam Wright	2549 W. Pollo Circle	<a href="mailto:samlwrightjr@gmail.com">samlwrightjr@gmail.com</a>	602-740-3000
19	Holly Shilling	2892 W. Presidio Drive	<a href="mailto:hollykirsten.music@gmail.com">hollykirsten.music@gmail.com</a>	
20	Abby Joseph	2518 West Pollo Circle	<a href="mailto:abby.joseph@icloud.com">abby.joseph@icloud.com</a>	
21	Brad L			
22	Tom Summers	2546 Pollo Circle	<a href="mailto:tomksummers@gmail.com">tomksummers@gmail.com</a>	
23	Bonnie Higgins	2389 W. Mission Timber Circle		
24	Sean Ash	2930 S. Tex Ln.	<a href="mailto:seanash@gmail.com">seanash@gmail.com</a>	
25	Marvin Kissinger	2897 W. Josselyn Drive	<a href="mailto:californiamarvin@comcast.net">californiamarvin@comcast.net</a>	928-774-1716
26	Brian Hanabury			
27	Verendra Silva	2874 S. Wright Rd.	<a href="mailto:varendra.silva@gmail.com">varendra.silva@gmail.com</a>	
28	James McKirdy			
29	Ryan Carpenter			
30	April Cool		<a href="mailto:April.Tuomi84@gmail.com">April.Tuomi84@gmail.com</a>	
31	Nate Geisler			
32	Tiffany Antol	City of Flagstaff	<a href="mailto:tantol@flagstaffaz.gov">tantol@flagstaffaz.gov</a>	
33	Allen Pogue	2924 S. Camel Drive		
34	Jay and Roxanne Nottinham	2892 W. Pico Del Monte Circle		
35	Crystal DeHoad			
36	Diane D. Bellock	2548 S. Cliffview Street	<a href="mailto:1diane.bellock@nau.edu">1diane.bellock@nau.edu</a>	
37	Blair Ballin	2900 Presidio Drive	<a href="mailto:blairgroup@gmail.com">blairgroup@gmail.com</a>	480-233-6433
38	Chris Kemmerly	Miramonte Homes		
39	Charity Lee	Miramonte Homes		
40	Whitney Cunningham	Aspey Watkins and Diesel		

**Topic: Presidio Tract M- Neighborhood Meeting**

**Date: Jun 7, 2021 04:40 PM Arizona**

**Meeting Recording:**

[https://us02web.zoom.us/rec/share/WKq4fJ7Eq\\_0qu3s0YRdl8GAyycs03OuGKcV9upm7UfDj\\_1UMFX4kyepqbtvxiY.LcfV7HVH\\_aEMPi4y](https://us02web.zoom.us/rec/share/WKq4fJ7Eq_0qu3s0YRdl8GAyycs03OuGKcV9upm7UfDj_1UMFX4kyepqbtvxiY.LcfV7HVH_aEMPi4y)

**Access Passcode: w4&?@KGP**

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**Comments:**

**Erik Mrdak**

Has there been a study to analyze how an apartment complex would affect the current subdivision?

**Miramonte**

We have not done a study. The project won't be an apartment complex. We will be building a "for sale" condos. No study on what the condos would be priced at and if there would be a negative or positive effect on the adjacent subdivision.

**Whitney & Patrick Biggerstaff**

Was it originally the intent to develop Tract M as condos?  
And if that was the case, why wasn't it disclosed to us?

**Miramonte-** The original development had designated the property as a church site or indoor commercial uses as listed in the Land Development Code 10 03-002-004B. December of 2020 the restriction was changed, and the City Council now designated the property for multifamily residential development.

**Whitney Cunningham:** Miramonte was interested in developing the property and initiated discussions with the City. The Development Agreement needed to be amended. Miramonte proposed the condominiums and the City wanted to eliminate the other proposed uses and was the agreement that was approved by the council and signed by the mayor.

**Christina George**

**2959 S. Pepita Drive**

I am directly impacted by the proposed condominiums and can confirm that the traffic study that was performed in the past does not reflect what is going on now and does not take in to account the adjacent development of 199 units across the way. Presidio only has three entrances and exits, and the community of Boulder Point want to restrict to only two entrances.

**Miramonte-** When the City approves a Site Plan, they consider other developments in the area. Our Site Plan was approved and did not require an additional traffic impact analysis taking all developments in

the area into consideration. Please contact the City of Flagstaff Traffic Engineer for more information on traffic analysis in the area.

**Christina George**

Community Impact Question. Why is it that we don't know the financial impact of these condos? People on Joselyn paid premiums on their lots. Why were we not notified in 2020 that this proposed development was taking place, and what is Miramonte's plan for snow removal and continued community grooming?

**Miramonte-**We are following the public process. As a requirement of our Civil Plan approval, we were required to have a community meeting which we've done and are now holding our second meeting. We have notifying the neighborhood as required by the City Code. And for the second meeting notified the entire subdivision. The condo complex will have its own HOA which will regulate snow removal. We don't have a specific plan for snow removal at this time. There will no additional fees incurred for the existing HOA. The Condo will have its own HOA.

**Phillip Dunn**

2477 W. Mission Timber

Miramonte has given up control of the HOA board. The board should not allow. Would like to know what the boards position is on this project? I'm amazed you can go forward on this without the boards support? I don't think you can find a single resident in this area that is supportive of this change.

**Miramonte** The board has not had a formal position on this project. The price of the condos has not yet been determined.

**Miramonte-** The board does not govern Tract M. It is on the original plat. It is one of the reasons why the City required that an HOA would be formed and would govern this development. The Presidio development and HOA do not have governing authority. We mailed notifications to the entire Presidio subdivision.

**Brad L-** Since last meeting we want to make sure we're understanding that you still need to meet. Are you planning to rezone the property? We thought you were applying for a CUP to change the way the property is zoned. Are these per the amendment that were recently approved? We think the land could be used better for the community.

**Miramonte-** A Planned Residential Development is allowed in the HC zoning with a conditional use permit. We would present our case to the P&Z commission and the public is welcome to attend the meeting. Tract M has always been zoned HC.

**Robert Davis-** It's a little confusing on the terminology. The documents the city sent were signed in April 15<sup>th</sup> and the next day at the HOA meeting they didn't even know of the proposal. The comment was made that Miramonte was to establish a separate HOA for Tract M. A major issue is parking. Where is the additional parking going to go? The additional parking will go into the Presidio neighborhood and the HOA is responsible for monitoring the parking. It is clear that Miramonte hasn't taken into account

the concerns of the neighborhood. We submitted 60 signatures opposing the project. We're not opposed from putting more housing on Tract M, the changing from a church site was not discussed with the neighborhood and the city rewrote Section 6.6 of the master plan with the Amendment 4 which requires a conditional use permit. A conditional use permit is required to get these changes approved, or it stays as a church site. We're asking Miramonte to withdraw its request and resubmit a plan that is compatible with the adjacent development not three-story development. Miramonte misled the neighborhood, people purchased into the development thinking the property would be a church site. When will the P&Z meeting be? When did it go to the city council?

**Miramonte-** The P&Z meeting has not been set. We will send out notifications to the neighborhood. Resolution 2020-65 was passed unanimously by the City Council to change the site from a church site to a site for condo development.

**Crystal DeHoag-** You said on street parking won't be allowed. Would a violation be included in the CCRs? The biggest concern is parking. They will likely be rented out to college students, and they would have one car per bedroom at a minimum. Is there anyway to include more parking into the development or have heavy penalties into the CCRs?

**Robert Davis-** Parking on the City Street is not a violation for the city. Since you have not established your HOA. The only violation for the city is that you don't park on the street from November 1<sup>st</sup>- March 1<sup>st</sup>.

**Miramonte-** We would regulate parking on the street through our HOA and CC&Rs for that Project.

**Phillip Dunn-** There is no way to track parking and charge it back to someone.

**Richard Allen Pogue-** Neighborhoods that have these multi-family structures typically have higher rates of crime within a half a mile. Has Miramonte performed crime rate studies?

**Miramonte-** No, Miramonte has not performed studies on crime rates related to our development. Housing is a crisis in Flagstaff, Miramonte seeks to build housing options for all its citizen of Flagstaff. We are looking at individuals with incomes between \$50,000 to \$100,000 these would be the individuals that would be purchasing our condos.

**Bonnie Higgins-** When will you address the questions that have been submitted in the chat? Your development will have an impact on our streets. There will be many more cars in the condo development than 74. There is no way to enforce that. We already have a huge problem with parking on the street and it is impossible to administer. What are the dates for P&Z? Will you be notifying the entire subdivision?

**Miramonte-** The questions that have been submitted are related to traffic. Our project does not require a traffic impact analysis because our vehicle trips per hour are less than one hundred. Our project meets or exceeds the requirements of the code. I would suggest you speak with the City of Flagstaff

Traffic Engineer Jeff Bauman. The P&Z meeting has not yet been scheduled. We will be coordinating that meeting and will notify the entire Presidio subdivision and HOA.

**Erik Mrdak-** This project is not popular with residence who live in Presidio. About 90% of people we've heard from don't support the project. What is the recourse for the residence?

**Miramonte-** Miramonte wants to build additional housing for residence of Flagstaff. If you oppose the project, you can submit your comments to me, and attend the P&Z meeting.

**Brandon Johnson**

2951 S. Pepita Drive

Are the P&Z meetings in person or via zoom?

**Miramonte**

P&Z meetings have been via zoom but may be in person. At this time all of the meetings are held using the TML application.

**Brad L-** Some of the language you've used here is hard to follow. You've said the development has been approved, but you don't have a CUP, please explain further.

**Miramonte-** Our Site Plan has been approved at this time, but there are many steps involved in the development process. In order to build a development like this in this location, Miramonte needs entitlement rights, in this zoning we need a conditional use permit, approval of the site plan and approved building plans. Currently the site is zoned HC, no rezoning is needed there. In December the City approved a development approving owner-occupied high-density housing. Fundamentally what is left is the approval of a conditional use permit. The Planning and Zoning Commission will need to approve the conditional use permit. Development would occur quickly thereafter.

**Miramonte-** As a condition for our civil plan approval we need to receive our conditional use permit. Grading plans have been reviewed by the City of Flagstaff and are currently in review.

**Brad L-** Will you send a notification on when the P&Z meeting will be held? And many questions should be addressed at the P&Z meeting?

**Miramonte-** Yes, we will be sending notification of the P&Z meeting. if you would like to be part of the public process you are welcome to attend the P&Z meeting. There will be an opportunity for public comment at the P&Z meeting.

**Aaron Shilling-** Are trees being cleared on Tract M?

**Miramonte-** No clearing of trees or improvements are occurring on the site.

**Elizabeth Decker-** 2920 W. Presidio Drive

Is anyone on the call from the City and/or Planning and Zoning?

**Miramonte-** Yes, Tiffany Antol and Alax Pucciarelli from the City are on the call.

**Elizabeth-** Is this meeting a courtesy or are there ways the neighborhood can help to modify the plan? Are we too far down the line to make changes? There are concerns related to the development. Will P&Z hear our concerns?

**Tiffany Antol-** The important thing would be to know what changes are to be proposed. We haven't heard a lot of suggestions on how to modify the project it's more of a yes or no. If specific comments aren't given related to modifications, then the P&Z wouldn't know what you are proposing? CUP is different than a rezoning. A CUP is a permitted use in the zone. It is contemplated whether or not the use is appropriate in the zoning category. This proposal is 100% residential project and in a commercial district requires a CUP. P&Z would look at very specific findings and how the project fits in with those findings.

**James McKirdy-**It is nonsense that there would be heavy fees for parking violations. Currently we have a security guard that drives around. It is not a reality to fix parking issues. Will there be regulations against Airbnb? Is this designated as affordable housing and is the City contributing toward affordable housing?

**Miramonte-** Miramonte will restrict its property to restrict its use against vacation rentals. When we work on the CC&Rs we can look to incorporate parking restrictions in the CC&Rs.

**James McKirdy-** Regulating parking in the CC&Rs doesn't happen.

**Miramonte-** Flagstaff has declared a Housing Crisis. This location is going to be a great location for 39 families to find housing in Flagstaff.

**James McKirdy-** Is the Affordable Housing part of this project?

**Miramonte-** Yes, Miramonte has designated units as attainable units that are specified in the development agreement. We will be designating 4 units for attainable units.

**James McKirdy-** Is there anything that can increase that number?

**Miramonte-** The market rate units support the attainable units.

**Christina George-** I wanted to express my anger for these proposed units. I was looking forward for the proposed use of Tract M as an adult indoor facility. I was looking forward to a development that was geared toward an adult community. I don't see any additional spaces within the community that could support that.

**Lauri Budzinski-** People are over it with Miramonte. There is so much information that hasn't been given. Once Miramonte reached buildout they turned the governance over to the HOA and left without finishing curbs, etc. I am finding what I am hearing hard to swallow. I am more concerned about the 200 apartments going in down the street and the traffic. Is a traffic light going in on Woody Mountain Rd?

**Miramonte-** I spoke to the City Traffic Engineer. Miramonte has contributed toward the traffic light at Woody Mountain Road. Please reach out to the City with additional questions or concerns related to traffic.

**Ellyn Hamren-** This has been a residential community. There are no apartments around here. Why is the property zoned commercial when there are no commercial around here? We own a lot of rentals in the valley. The clientele that live in condos are not the best. People are considering moving because people who move into condos aren't family oriented and wonder around the neighborhood and people don't feel safe. This property would be better for a church or community center.

**Robert Davis-** We aren't necessarily opposed to putting more housing, we are opposed to the type of housing. Because Miramonte isn't considering changing the development plan, they are putting us in a position of yes or no. We've suggested alternatives such as single family. Many people have stated that they were fooled when they build their homes because it was stated it would be a church. Miramonte is backing us into a corner. We don't want them to build condos. Condos aren't compatible with the neighborhood.

**Brad L-** What effect will this development have on the housing crisis?

**Miramonte-** There are material shortages across the board from lumber to paint. By the time we start constructing vertically it will probably be over 12 months.

**Phillip Dunn-** Are any of the board members from Presidio on this call? Everyone should attend the board meeting tomorrow and give them a piece of our mind.

**Miramonte-** No

## Chat File

June 7<sup>th</sup>, 2021

00:08:55 Robert Davis: Robert Davis  
00:09:25 Robert Davis: 2912 W paz de Avenida 414-807-3306 radavis15@mac.com  
00:11:29 Erik Mrdak: Erik Mrdak  
00:11:38 Erik Mrdak: 2886 W. Presidio Dr  
00:11:42 AshLynn Mrdak: AshLynn Mrdak  
2886 W Presidio Drive  
00:12:51 Philip Dunn: Phil Dunn 2477 WMT  
00:13:32 Erik Mrdak: Erik Mrdak 830-872-9836 erikmrdak90@gmail.com  
00:14:25 AshLynn Mrdak: AshLynn Mrdak  
2886 w Presidio Drive ashlynn.mrdak@gmail.com  
5803627154  
00:14:39 Whitney & Patrick Biggerstaff: Whitney & Patrick Biggerstaff, 928-814-2033  
wnbiggerstaff@gmail.com 2943 S Pepita Dr  
00:15:01 Andrew Pescador: Andrew Pescador  
2530 W Pollo Cir  
andrew.b.pescador@outlook.com  
00:18:29 ROB BEGLEY: Rob  
00:18:38 ROB BEGLEY: Kent & Rob  
00:19:03 ROB BEGLEY: Rob & Kent-Mogollon Engineering  
00:19:12 David Brink: David Brink  
1750 Ax Handle Way  
dave4dl@gmail.com  
928-221-0278  
00:19:53 Lorna Pederson: Lorna B Pederson  
00:20:32 Rotorwind: Brandon & summer Johnson  
2951 S Pepita drive  
Flagstaff 86001  
Rotorwind@yahoo.com  
00:22:42 Christina George: Christina George 2959 S Pepita Dr, Flagstaff 86001  
Christina.George610@gmail.com  
00:23:00 anne@annekingrealtor.com: Tim and Anne king 2880 West Presidio  
anne@annekingrealtor.com  
00:23:26 Lauri Budzinski: Lauri Budzinski  
2940 S Camel Dr  
lauribud@gmail.com  
00:23:26 Brian Lee Wilson: Brian Lee Wilson  
00:23:37 Brian Lee Wilson: 2389 S. Cliffview Street  
00:23:48 Brian Lee Wilson: AFM1979@msn.com  
00:23:54 Holly Shilling: Holly shilling. 2892 w Presidio dr. hollykirsten.music@gmail.com  
00:23:55 Abby Joseph: Abigail joseph 2518 west Pollo circle abby.joseph@icloud.com

00:24:10 Brad L: Yes

00:25:12 Tom Summers: Tom Summers 2546 Pollo Circle Tomksummers@gmail.com

00:28:22 David Brink: Brian Hanabury, Tom Summers, Corinne Burford, Ryan Carpenter, and Sean Ash, it looks like you are unmuted

00:32:02 Brad L: Brad L blawry3@gmail.com

00:32:19 Bonnie Higgins: Bonnie Higgins 2389 W Mission Timber Cir.

00:32:24 Sean Ash: seanash@gmail.com

00:38:01 Lorna Pederson: Can you mute everyone? I believe you can.

00:39:38 Marvin Kissinger: Marvin & Ileana Kissinger californiamarvin@comcast.net  
2597 W Josselyn Drive 928-774-1716

00:40:31 Brian A Hanabury: Can that traffic report be shared?

00:41:10 AshLynn Mrdak: I can't imagine squeezing another 131 units anyhow

00:41:59 Crystal DeHoag: You said that no on street parking will be allowed. How will that be monitored and enforced?

00:42:05 Whitney & Patrick Biggerstaff: Can you please mute everyone?

00:42:10 Philip Dunn: Like to ask some questions. Phil DUNN

00:42:55 Brad L: I believe you can mute as the host

00:44:28 Crystal DeHoag: those that call in cannot raise their hand or type

00:44:58 Bonnie Higgins: Will Miramonte administer parking and ticket residents parking on-street?

00:45:16 AshLynn Mrdak: How is the parking going to be monitored? Since don't have security driving around or a gate house? And will tickets be administered?

00:46:27 Brad L: Good question

00:46:37 Rotorwind: Miramonte own letter listed them as apartments!!!

00:46:38 Summer Johnson: The on street parking won't be "allowed" but I doubt there will be any monitoring or enforce. I still strongly oppose this proposal.

00:46:45 blair ballin: Any rental restrictions? Meaning are these allowed to be sold to investors?

00:47:17 Summer Johnson: Blair, only less than 30 day rentals. Meaning hello NAU students

00:47:33 AshLynn Mrdak: I strongly oppose this proposal

00:48:38 Roxanne D Nottingham: Can you explain what the "vehicle trips per hour" is? It seems like adding 70+ vehicles there would add a lot of traffic moving along Woody Mountain road.

00:48:44 Brad L: Why didn't you mention this last meeting?

00:50:13 Crystal DeHoag: the city did not seek out miramonte and request condos

00:50:16 Summer Johnson: Everyone who bought in Presidio under the impression that a church was going to be built on that property has been misled. If we had known this could be "condos" we would not have bought here.

Very disappointed in Miramonte.

00:50:33 anne@annekingrealtor.com: Agree. I strongly oppose this.

00:50:33 AshLynn Mrdak: We were told when buying in June of 2020 miramonte was completely done building in this area. Why were we not told this was a possibility?? We probably would have not decided to buy! Affordable housing changes the whole integrity of this division!

00:50:54 Robert Davis: When was it before the Council? That does not seem to be correct.

00:51:13 Whitney & Patrick Biggerstaff: Was there ever a notice about this proposed change sent out to the residents last April or 2020?

00:53:29 Crystal DeHoag: please note that a 3 story building at that entrance will ensure that one of our primary entrances will not get any sun, and will be ice packed throughout the winter

00:53:51 Summer Johnson: Good point, Crystal.

00:54:03 Whitney & Patrick Biggerstaff: Here, here Christina!!

00:54:24 AshLynn Mrdak: No one knew about the first meeting?? Why

00:54:27 Whitney & Patrick Biggerstaff: This all seems very sneaky.

00:54:35 Lauri Budzinski: I did not receive notice of the 1st meeting

00:54:36 Christina George: Why can't I hear anything?

00:54:56 Crystal DeHoag: I am glad that the word has gotten out more for this meeting and we can see that with the attendance here today

00:55:35 AshLynn Mrdak: We didn't receive any emails or letters. We had them forwarded to us by fellow residents.

00:55:47 Summer Johnson: The notification about the first meeting was only those within "300 feet" and being 3 houses down, we didn't get a notice.

The whole scheme has been handled very poorly by Miramonte and it is not considering the best interest of the families and home owners who have already invested so much into our community.

00:56:09 anne@annekingrealtor.com: Never received any communication....heard from a fellow neighbor about this.

00:56:26 Crystal DeHoag: do we have any board members here today?

00:57:11 AshLynn Mrdak: When is this board meeting? And how can we all attend

00:57:13 Whitney & Patrick Biggerstaff: Miramonte approached the City first, and then notified the HOA Board.

00:58:19 Summer Johnson: Not provided for as it was never meant to be condos.. it was meant to be open space and a church.

That is what we were told when WE bought our home in 2016..

Obviously we were very misled.

00:58:51 anne@annekingrealtor.com: Who told you it was going to be a church?

00:59:01 Whitney & Patrick Biggerstaff: But we never heard anything about the change in April of 2020.

00:59:06 Crystal DeHoag: we all thought it would be a church

00:59:24 anne@annekingrealtor.com: So frustrating...

00:59:35 Summer Johnson: The realtor, as well as the Miramonte and Capstone realtors we spoke with when looking at lots.

00:59:53 Sean Ash: Common entrance does not seem to designate two communities... If that's the case (2 separate communities) then Miramonte entrance should be off of Woody Mountain Rd.

01:00:18 Marvin Kissinger: What is the financial impact of this project on our HOA fees and property taxes?

01:00:21 Bonnie Higgins: how can I get in line to ask a question?

01:00:55 Summer Johnson: LOTS of misleading information.

01:01:00 Lauri Budzinski: I also would like to ask a question

01:01:19 Crystal DeHoag: they must have granted a CUP, Conditional Use Permit to do this  
01:02:24 Sean Ash: This was a done deal BEFORE anyone in Presidio was informed about it  
01:02:29 AshLynn Mrdak: Since that will have a different HOA and it's affordable housing how are they going to regulate the difference since we are so close? Will they be able to use our parks? I'm assuming so and why? We pay for the upkeep of the park? How is this going to be regulated?  
01:02:38 Bonnie Higgins: When we bought our property in the initial offering it was designated for a church.  
01:02:50 Summer Johnson: It seems with all the construction activity the past few days on that lot, they are already clearing it for the condos..

Which gives me little faith they care about what we are saying and how we feel.

01:03:34 Holly Shilling: when is the meeting  
01:03:35 Sean Ash: Yes Summer  
01:05:17 Erik Mrdak: Robert Davis great point  
01:05:41 Brian A Hanabury: Alexandra Pucciarelli  
Current Planning & Zoning Manager  
Email APucciarelli@flagstaffaz.gov  
Phone: 928-213-2640  
01:05:42 Summer Johnson: Yes, Mr. Davis.

Thank you for your proactive work in looking out for your neighbors.

01:06:02 Sean Ash: Condo owners can't be differentiated from home owners, so our HOA dues will be paying for them to use common areas  
01:06:36 Bonnie Higgins: Many of the bedrooms will have 2 residents, each with a car. So the number of parking spaces needs to be much higher than the 70 planned spaces.  
01:06:38 Crystal DeHoag: excellent research Robert  
01:07:34 Summer Johnson: I second that, Robert  
01:07:43 James McKirdy: here here robert!  
01:07:44 Ryan Carpenter: Well said Robert!  
01:07:53 Lauri Budzinski: here here Robert  
01:08:06 AshLynn Mrdak: Low affordable housing/smaller condos WILL bring NAU students to the community. How will that traffic and noises be regulated really? Which means more cars. What a disaster  
01:08:06 April Cook: Agreed!  
01:08:10 Whitney & Patrick Biggerstaff: Valid concerns.  
01:08:17 Sean Ash: THANK YOU Robert!  
01:08:19 James McKirdy: miramonte want the \$\$\$ - they could give less of a shit  
01:08:28 Summer Johnson: I feel this may justify a consultation with an attorney, honestly.  
01:08:32 Rotorwind: Robert is 100% right!!!!  
01:09:24 Bonnie Higgins: would the notice of P&Z meeting be sent to all Presidio residents?  
01:09:29 Erik Mrdak: We will contribute to hiring an attorney  
01:09:46 Bonnie Higgins: would the notice of P&Z meeting dates be sent to all Presidio residents?  
01:10:01 Whitney & Patrick Biggerstaff: Has Miramonte always owned Tract M?  
01:10:11 James McKirdy: so the counsel - without talking to the community... approved this?

01:10:20 Whitney & Patrick Biggerstaff: From the original developer in 2004/2006?

01:11:06 James McKirdy: the streets are public - how on earth can they be ticketed...

01:11:28 AshLynn Mrdak: And how would that be regulated?

01:11:37 Bonnie Higgins: and we have a HUGE problem now with on-street parking. The condos will make it worse. Who will administer parking violations?

01:11:54 James McKirdy: exactly robert

01:11:55 Summer Johnson: They only regulate weeds now.. I doubt they will regulate parking

01:12:08 James McKirdy: horseshit

01:12:31 AshLynn Mrdak: Doesn't seem like she knows, it's all about money!! What do we do call the police department every time someone sees cars. No way that will work

01:13:32 Summer Johnson: Thank you, Allen. A very valid concern and very legitimate

01:13:50 AshLynn Mrdak: Goal to Make Money

01:13:55 James McKirdy: miramonte's goal is to make money

01:14:03 James McKirdy: it's a business

01:14:07 Summer Johnson: Miramonte's goal is to take advantage of as many potential residents as possible ..

01:14:11 Nate Geisler: Way to support young professionals I completely support it.

01:14:37 James McKirdy: (how do i get on the call list to "raise my hand")

01:14:44 Summer Johnson: I'm a born and raised Flagstaff "young professional"and I completely do not support this.

01:14:59 AshLynn Mrdak: Absolutely do not support this!!

01:15:00 Rotorwind: Miramonte is just a greedy developer. They don't care about Presidio or flagstaff! They sold all the lots they could and don't care about all of us that invested hundreds of thousands of dollars in this neighborhood

01:15:03 April Cook: How will you have affordable housing when there is no affordable transportation out here?

01:15:14 Nate Geisler: So am I and I completely do

01:15:30 April Cook: The current HOA does not enforce parking, how do you plan to enforce parking?

01:16:41 AshLynn Mrdak: Agreed

01:16:48 Whitney & Patrick Biggerstaff: So, what I've gotten from this meeting today is because Tract M was never designated as part of our HOA/Presidio Development, Miramonte never had to disclose any of these changes.

01:17:25 Summer Johnson: We were fleeced

01:17:30 Holly Shilling: Where is the study showing a need for work force housing? MIRAMONTE is building condos selling for 330k + for two bedroom units. How is that for "work force"

01:18:28 AshLynn Mrdak: How and can we even get this overturned?

01:18:53 Rotorwind: Make noise!!!

01:19:00 Brian A Hanabury: <https://www.flagstaff.az.gov/directory.aspx?EID=148>

01:20:15 AshLynn Mrdak: This will cause damage

01:20:28 James McKirdy: Charity - that's not answering the question

01:20:33 Holly Shilling: We would love a community center.

01:20:43 Summer Johnson: It will damage the ambiance, the safety, the valuation of those homes surrounding this proposed development.

01:21:04 AshLynn Mrdak: Exactly summer

01:21:58 James McKirdy: james mckirédy - 2884 w patio del presidio

01:22:21 Tiffany Antol: All of our meetings are currently held using the Teams Application

01:22:32 James McKirdy: mckirdy - damned thumbs

01:22:34 April Cook: April Cook 2916 W Paz De Avenida

01:22:47 Allen Pogue: I didn't state my address earlier but it was sent in a DM to the host. 2924 S Camel Dr. I have no further questions.

01:23:26 Roxanne Nottingham: Jay and Roxanne Nottingham 2892 W. Pico Del Monte Cir

01:24:24 AshLynn Mrdak: Is the city getting a payout on building this also?

01:26:42 Summer Johnson: There are plenty of other projects underway in Flagstaff for this type of housing. It doesn't need to be brought into our neighborhood.

01:26:49 AshLynn Mrdak: Some affordable housing projects get state funding is this happening?

01:27:03 Sean Ash: Council and liberal Mayor are notorious for pushing thru projects like this

01:28:04 Sean Ash: The only way to fight this is to get an attorney

01:28:12 Ryan Carpenter: That's great news about the petition. Who was this document submitted to?

01:28:16 Tiffany Antol: Please reach out to Tiffany Antol the Planning Development Manager on this application if you have specific questions.

01:28:18 James McKirdy: sean ash - i agree

01:29:01 Summer Johnson: They are moving Lots of dirt on tract M. Even today.  
Lots of dirty moving

01:29:05 Summer Johnson: Dirt\*

01:29:13 Crystal DeHoag: they are just removing the dirt mounds that were put there last year

01:29:56 Summer Johnson: Not removing trees at this time, just dirt.

01:31:51 Crystal DeHoag: 2 story buildings with heavy fines for parking violations

01:32:27 Sean Ash: it's a done deal folks.. We need an attorney...

01:32:42 James McKirdy: crystal - with respect. you can't regulate parking on public streets.... it's a nicety that doesn't exist in the real world specifically because our streets are public

01:33:05 Erik Mrdak: Modifications would be the type of residences that are being presented i.e. apartments/condos

01:33:18 Rotorwind: Put it back to a church! Or housing max of 2 stories

01:36:31 Summer Johnson: This will not stop college rentals which is a big concern. Anyone else remember the naked college guys near the park a couple years ago? Keep the neighborhood family safe and friendly.

01:37:17 Summer Johnson: Studios and 1 bedroom are not for families

01:37:54 Marvin Kissinger: It was appreciated in adding more shrubs and trees!

01:38:20 Erik Mrdak: attainable housing, rent controlled, city reductions for tax purposes

01:38:49 Summer Johnson: I thought Timber Sky was taking care of the affordable housing offerings.

01:39:55 Erik Mrdak: James great questions

01:40:29 James McKirdy: shoot me a text folks - i'm off - i've gotta cook some dinner with the bride.

01:40:38 James McKirdy: 203-560-5569

01:41:18 Summer Johnson: FAMILIES

01:43:50 Marvin Kissinger: Place 1st floor underground so there are only 2 floors above ground, need lower profile!

01:44:27 Erik Mrdak: Home Owners need to hire an attorney specializing in this type of law. We are out gunned with Whitney C as Mir. Attorney

01:44:46 Crystal DeHoag:if the building nearest the entrance was 2 story...that would help. 2 could be the same #outsidetheboxthinking

01:45:54 Rotorwind: Attend HOA meetings and more importantly planning and zoning meeting and speak your minds!

01:46:39 AshLynn Mrdak: Traffic light will just hold things up more!!!! How about don't over crowd instead

01:47:01 Sean Ash: anyone know who the councilman for this area is?

01:49:28 Roxanne Nottingham: Well said Robert

01:49:44 Erik Mrdak: Exactly, Robert is correct we are not opposed to something just not what is being proposed

01:50:34 Sean Ash: Sean Ash

01:50:44 Sean Ash: 2930 S. Tex Ln.

01:50:51 April Cook: April.Tuomi84@gmail.com

01:50:59 Summer Johnson: Summer Johnson  
2951 S Pepita Drive  
Summerjmtb@gmail.com

Completely oppose this proposal for the record.

01:51:02 Sean Ash: seanash@gmail.com

01:52:03 Varendra Silva: Varendra Silva 2874 S Wright Rd. varendra.silva@gmail.com  
Community Center would be great. Would increase the quality of life of the community.  
Traffic/safety/quality of life may take a hit with these condos. I'm about putting housing in, but isn't that what the space near Timber Sky is for?

01:52:45 Debbie Rozell: Lee Rozell. Leerozell65@gmail.com

01:52:48 Sean Ash: If anyone is interested in talking about hiring an attorney email me seanash@gmail.com  
**This is a done deal and just airing your grievances will do nothing**

## Neighborhood Meeting

Date: May 10, 2021 04:40 PM Arizona

### Meeting Recording:

[https://us02web.zoom.us/rec/share/Rise8nQvxagWXtPAoW8LE5nvjJKSWsVp9G\\_ZxvC\\_XgSiE9C3tgCEoaz0DAQtBc1-.kdn1PeUauOUvkiPs](https://us02web.zoom.us/rec/share/Rise8nQvxagWXtPAoW8LE5nvjJKSWsVp9G_ZxvC_XgSiE9C3tgCEoaz0DAQtBc1-.kdn1PeUauOUvkiPs)

Access Passcode: \$k7NpAYR

### Attendees:

1. Charity Lee- Miramonte Homes, 102 S. Mikes Pike, Flagstaff, AZ. 86001
2. Margaret and Norman Conger 2923 W. Presidio Dr. Flagstaff, AZ. 86001, 928-556-0206
3. Robert Davis- 2912 W. Paz De Avenida, Flagstaff, AZ. 86001, 414-807-3306
4. Chrystal DeHoag-2955 S. Pepita, Flagstaff, AZ. 86001, crystal@bellainvgroup.com
5. Marvin Kissinger-2597 W. Josselyn Drive, Flagstaff, AZ. 86001, 928-774-1716, californiamarvin@comcast.net
6. Gerry Grey- 2502 E. Riffa Road, Tucson, AZ., 520-577-3332
7. Mogollon Engineering, 411 W. Santa Fe Avenue, Flagstaff, AZ. 86001
8. Debbie Nankivell- 2918 S. Pardo Calle
9. Tracy Schwimmer 2290 W. Mission Timber Circle, 6139 E. Calle Del Media, Scottsdale, AZ. 85251 [marcschwim@aol.com](mailto:marcschwim@aol.com)
10. Scott and Tonya Courtright 2428 W. Mission Timber Circle, Flagstaff, AZ. 86001, 602-920-0761
11. Lori McCorry, 2462 W. Clement Circle, Flagstaff, AZ. 86001, 404-324-1639
12. Brad 2892 S. Pantano Seco Lane, Flagstaff, AZ. 86001
13. Chris Kemmerly, 2502 E. River Road, Tucson, AZ.
14. Betsy Decker and Ryan Carpenter 2920 W. Presidio, Flagstaff, AZ. 86001, 928-380-0006
15. Alaxandra Pucciarelli- City of Flagstaff
16. Railyn Stokes 2860 W. Pico Del Monte Circle, Flagstaff, AZ. 86001, 870-925-0907
17. Brent Ballard 2948 S. Camel Drive, Flagstaff, AZ. 86001, 10838 N. 10th Place, Phoenix AZ. 85020, [arizonalifestyle@aol.com](mailto:arizonalifestyle@aol.com)
18. Brandon and Summer Johnson, 2951 S. Pepita Drive Flagstaff, Az. 86001, 928-699-4495
19. Whitney Biggerstaff 2943 S. Pepita Drive Flagstaff, AZ. 86001, 928-814-2033,
20. Linda Kiehne, Remax Peak Properties 717 W. Riordan Rd. Flagstaff, AZ. 86001
21. Genevieve Pearthree- City of Flagstaff
22. Hartley Roadie
23. Whitney Cunningham- Aspey Watkins and Diesel, Flagstaff, Az. 86001
24. Brian Hanabury
25. Prissy Y

## Comments/Questions

### 1. Marvin Kissinger

"Is there a buffer between the project? We live on the east side of the project and want to know if there is a buffer zone between the project and our fence. We're lot 41. The county drawings show a line, we assuming that was a buffer. We had to pay a premium for the lot and assumed that was because of the trees. Want to retain as much forest as we can. The parking lot will take a lot of trees. Any information and details we can get would be appreciated. Can we get a copy of the Site Plan?"

- **Mogollon Engineering-** "There is a Tract that is owned by the HOA between your backyard. We will investigate that and provide information back to Marvin on screening. We will be saving 35% of the trees. There is a buffer. We don't have the distance at the moment. We can expand the view to show the distance. On the county website, Tract U. Lot around 60' wide, estimating there is a little over 100'. We can send you some additional information showing how far it is. What are we using to screen between our project and Tract U? Miramonte will get that information. We will send a copy of the Site Plan.

### 2. Debbie Nankivell

"Didn't receive the letter in the mail but received an e-mail from the HOA, Is this a done deal?"

**Charity Lee-** "We would need a conditional use permit to build this project. This site was the prior site for a church. We have had churches approach us to construct on the site which would be a greater density. Miramonte would prefer to construct homes."

### 3. Crystal Dehog

"Does this have to go to City Council to be approved."

**Genevieve-** "This is a conditional use permit that would need to go before the Planning and Zoning Commission. P&Z hears conditional use permits and they have to meet requirements in the code to receive the conditional use permit. City Council typically does not hear conditional use permits. Tentatively scheduled for June 9<sup>th</sup> but not set in stone. "

### 4. Margaret Carger

"Concerned about parking. Concerned that the project will draw students which have multiple cars. Will there be restrictions for parking? Across the street there are college students. Does not believe the project has sufficient parking."

**Charity Lee-** The project allows for 74 parking spaces with 4 ADA spaces. The intent is to condo the project and offer a for sale project. We meet the requirements of the parking for the project. It is not our intent to have parking on Presidio Drive but to have parking within our development. The City of Flagstaff would enforce if there are violations of parking.

### 5. Robert Davis

"Concerned about trees and parking. Three story buildings are not compatible with the surrounding neighborhood. Sky Cottages is doing one- and two-story buildings. Does not think

overall design is compatible with the community. Makes sense to do some housing, additional family housing makes sense. Would be nice to keep greenspace. Compliance on parking, not even two spaces per unit, which will make people park on the street and under the HOA parking on the street isn't allowed. This is a current problem. Does not think the design, three story condos is compatible. Safety is also a concern with people coming off Woody Mountain Rd., it is a very busy area. Putting this structure in this location is a safety hazard. You stated that a traffic study isn't required, however the City just approved Sky Cottages which is over 200 units, there will be a lot of traffic on Woody Mountain Rd. Agree with Marvin, we bought our houses because of the trees, you are getting rid of 65% of the trees. The area of parking will take away trees. Your open space on the drawing is by Woody Mountain Rd. We're on lot 4 and have been here since 2014, every time trees are cut down it increases the noise into the neighborhood. Can hear the traffic from I-40 more and more. Parking under the HOA rules, residents can't park in front of their house, the fact that you have less than two spaces per condo will cause parking on the street. Number of parking spaces insufficient. Build homes like off Joselyn, would make more sense than the proposed development. I'm opposed of the development."

**Charity Lee-** "Currently the property is zoned HC which allows for structures up to 60' and under T4N2 we could build up to four stories and our development is proposing three stories. Also, a 250-seat church facility could be built under the current zoning. We are proposing additional parking than is required. When we evaluated the traffic our peak hours were 39 vehicle trips per hours which is less than 100 trips per hour which triggers a traffic impact statement. Our Site Plan has been approved by the City of Flagstaff. The property is not designated open space. A development that is much more impactful could be build on the property. We need additional work force housing, which is the goal of Miramonte Homes. "

**6. Brandon and Summer Johnson**

"Concerned about the value of the homes with the new development. Worried that condos will be purchased by investors. Don't want three story condos. When we bought the house, we were specifically told that the property would be a church. We spend hundreds of thousands of dollars. We are worried about the value of our house, and that the condos would be bought by investors. Single family housing would be great, or a church would be fine, but a development with three stories is very upsetting, which will change the way our neighborhood feels. It would change our development. There are 1300 housing going in the street across from us and more multi-family across from us."

**7. Crystal Dehoag**

"Valid concern that units will be purchased by investors. Concerned with parking. HOA regulates parking. Wants to know if we can add more parking into the design. Do you have a unit mix? Valid concern that investors will purchase. Miramonte will build a beautiful product, but concerned with parking. HOA regulates parking on that street. Would like more parking on the development. Where will the mailboxes be?"

**Charity Lee**

- 12- One bedrooms
- 18- Two bedrooms

- 6- Three bedrooms

**Mogollon-** Miramonte will work with the post office to determine the location of the mailboxes.

**Charity Lee** - There will be one mailbox per building.

#### 8. Railyn Stokes

"She wasn't notified of the meeting. Concerned, that they didn't receive notification. Afraid that this is not an accurate representation of who would be against the project. The development will impact more people than 300'. Would like the entire neighborhood to be notified.

**Charity Lee-** We notified everyone within 300'

#### 9. Brent Ballard

"Could the entire project be purchased by a REIT? Would Miramonte be building apartments? Like the look of the project. Will there be low-income housing? Supportive of the project. "

**Chris Kemmerly-** "This is a condo for sale project, we are not interested in selling to a REIT. We will have a restriction of 30-day rentals, so we don't have short term rentals. No, this product will be for sale condos and will include the 30-day restriction. No there will not be low-income housing. At this time lumber has gone up 600% which has put a lot of pressure on housing and increased prices and has caused an increase in housing prices. We don't know what we will price them at right now. "

#### 10. Lori

"How much will the units cost?

- Miramonte has not determined the price of the units at this time.

#### 11. Allan Gerston

"The project does not conform to the original plat." Supportive of Robert Davis. What is being promoted is anything but conforming to what the existing neighborhood is. Suddenly high density is what is being proposed. Can not understand that people within 300' were notified. Where is the common sense? Find it disturbing to see this development spring up. It would be better to see affordable housing which would serve a better purpose. Not supportive of high density."

#### 12. Whitney Biggerstaff

"Did not receive notice. Bought in the area because it was a family neighborhood." Must be 301' from the development, because she did not receive notice. Not entirely opposed of the development. Been here seven years. Charity, you mentioned that the housing would be for teachers, nurses, but I don't think that Flagstaff housing prices support that. When do you plan to start construction?

- **Charity Lee-** There is a process. We have received our Site Plan approval, then Civil Plan approval, then subdivision plat and starting vertical construction by next summer. Horizontal construction would start sooner, so you would see

development occurring. There will also be more community meetings and will keep you informed of additional meetings.

**13. Vivian Collins- 2361 Mission Timber**

“Concerned with additional traffic into the neighborhood.” Student Council doing a traffic study and considering closing Woody Way. Very concerned about traffic? How will we accommodate all of that traffic? Traffic statement

**Charity Lee-** “Entrance into the project would be off Presidio Drive South not off Woody Mountain Road. I appreciate your comments, our project will not be an impact to traffic. Not only does the City consider our project but considers other surrounding developments impact on traffic. “

**14. Railyn Stokes**

“Concerned with traffic.” Can we ask the City to reevaluate the traffic? Or should we do that on our own?

**15. Genevieve Peartree**

“We will be having a second meeting and will invite traffic to address the traffic concerns.” Given the concerns from the neighborhood we will require an additional meeting. We will have someone from the traffic section at the City to address the concerns.

**16. Robert Davis**

“Sky Cottages put a restriction and added clauses that you can not rent out the units. Miramonte should look at restrictions. The City negotiated provisions with Vintage Partners for the Sky Cottages that wouldn’t allow for a renter to then rent out the unit. The City staff should consider including provisions like that. Sky Cottages will also have a property manager. HOA is responsible for parking. The HOA attorneys have said that they must give two warnings, the only enforcement is to put an assessment on the property owner for violations. We’re paying for security to put stickers on the cars. There really isn’t authority with the HOA for parking violations. The Planning Commission should negotiate additional restrictions and City Staff should consider addressing homeowner’s concerns.”

**17. Chrystal Dehog-**“ Sky Cottages are rentals and cannot sublease.”

**18. Robert Davis-** “This is not a good plan that the HOA monitors parking. P&Z should add restrictions on Miramonte.”

**19. Betsy and Ryan Carpenter**

“Echo other concerns about parking. Multiple cars will be per unit which will overflow onto the street. The prior proposal for a church would be once per week. Against the project”.

**20. Brad**

“As far as I understand that under the Arizona Statute there isn’t statute regarding Air B and B’s Is there a statute for short term rentals?”

**Charity/Whitney Cunningham-** No, there is not state law restricting Air B and B’s however Miramonte can restrict our property and will do so.

21. **Marvin Kissinger-** “Have a concern with emergency vehicles getting out of the development. Sky Cottages will have their own security. Will there be security? We were hoping Miramonte would stand up and use the property for overflow parking or open space.

**Charity Lee-** No security, because they will be individually owned condos.

**22. Lori**

“Will we be notified of additional meetings, since we were not notified about this. 300’ is ridiculously small. Thinks the entire community should be notified. The HOA should notify prior to the day of. “

**23. Genevieve**

“We will expand the notification area for the next neighborhood meeting and also an expanded area for P&Z and we will require an ad in the newspaper for the next neighborhood meeting and P&Z. Notification is required 10 days in advance of the meeting. We will work with Charity to look at the radius. The HOA did receive notice, we understand your frustrations and will ensure it won’t happen again.”

24. **Vivian Collins-** “Will they do another traffic study if they close Wood Way? The current traffic study does not take the road closure into consideration. If Woody Way does close. Traffic is going to get worse. We are against the project unless traffic is addressed.”

25. **Lori-** “The City isn’t going to close Wood Way” Boulder Point will be upset and will continue to argue to have the road closed.

**Charity Lee-** The City of Flagstaff Traffic Engineer will need to address the concerns regarding traffic.

26. **Genevieve-** “Chris or Whitney can you address the short-term rental again, as there may have been some confusion?”

27. **Chris Kemmerly-** “We will include a 30-day restriction to prohibit VRBOs.” No short-term rentals.

28. **Whitney Cunningham-** The City of Flagstaff is limited in what restrictions they can impose. Miramonte can impose deed restrictions for the property to prohibit rentals of less than 30

days. Which is an effective tool in preventing short term rentals. Private property owner can restrict its own property.

**Comments from Chat:**

00:25:23 Mogollon Engineering: Mogollon Engineering  
00:26:14 Lori: Lori McCorry  
00:26:48 Lori: Lori McCorry  
00:44:44 Brad's iPad: You can use coconino county parcel viewer  
00:47:09 Lori: can we all get a copy of the site plan?  
00:49:33 Lori: I have a question?  
01:01:59 Tracy: Wouldn't that still require community approval?  
01:02:51 Marvin Kissinger: A Church meets one day a week.  
01:03:17 Brandon and Summer Johnson: Thank you, Marvin!  
01:08:14 Marvin Kissinger: Renting out the units is a valid concern and parking and safety responses on a two lane road coming into this complex is a real concern!  
01:09:21 Crystal DeHoag:we didn't receive notice either  
01:09:22 Brandon and Summer Johnson: We received no notification as well  
01:10:03 Brandon and Summer Johnson: I'm pretty sure I live within 300 feet and was not included  
01:11:17 Lori: Railyn, FYI Good news ,The road to boulder pointe in not going to be closed  
01:12:33 Lori: How much will these cost?  
01:13:30 Railyn Stokes: Thanks, Lori! Happy to hear that. Disappointed that the entire community hasn't been given the opportunity to participate in this conversation. That feels slightly under the table.  
01:13:45 Lori: I agree  
01:14:28 Whitney Biggerstaff: I have a couple questions.- Whitney Biggerstaff  
01:14:44 Lori: A church would be great. One day a week'  
01:15:32 Brandon and Summer Johnson: Thank you, Allen.  
01:15:37 Tracy: Totally agree--it impacts every homeowner in Presisio regardless of how close they are to this planned complex  
01:15:37 Lori: You go Allan  
01:16:24 Railyn Stokes: Very much appreciate all you have to say, Allan!!  
01:20:16 Brandon and Summer Johnson: Please keep us on the list as well.. or add us since we have received nothing prior to today... thank you  
01:22:10 Brandon and Summer Johnson: They can't ... and it will be an issue.  
01:22:30 Brad's iPad: It is going to impact  
01:23:18 Marvin Kissinger: Traffic is a major concern and emergency vehicles getting in and out!  
01:23:38 Brandon and Summer Johnson: MAJOR concern.  
01:28:05 Lori: Will we all get notices when the city is having meetings regarding this matter.

01:29:33 Brandon and Summer Johnson: We spent hundreds of thousands of dollars on our home and enjoy the quiet environment of our street and area of our neighborhood. Adding these condos changes the neighborhood. Noise. Traffic. Population. More cars. If condos had been disclosed when we were looking to purchase, we would not have purchased. We were told it would be a church. I think this would be a mistake for our neighborhood and do not support it.

01:30:58 Whitney Biggerstaff: Same, Summer!! Had we known this were an option, it would've changed our plans significantly.

01:32:29 Brandon and Summer Johnson: Thank you, Ms Pearthree.

01:34:12 Allan Gerston: The HOA is great for finding weeds on your property, and nothing else!

01:34:37 ddb2: I recommend including Boulder Pointe residents for future notification(s) due to traffic considerations. Thank you.

01:34:46 Brandon and Summer Johnson: Allen, YES!!!

01:36:51 Brandon and Summer Johnson: Church: ok

#### Condos: opposed

01:39:24 Allan Gerston: Allan Gerston-2393 W. Mission Timber Cir: I stand against this high density project that is inconsistent to the subdivision that we all live in-the Presidio. Miramonte seems to be more interested in squeezing "blood" from this turnip. High density with limited parking means only parking and traffic issues. Where is the common sense here?

01:40:04 ddb2: Diane Bellock

01:40:16 ddb2: Diane Bellock 2548 S Cliffview St Flagstaff, AZ 86001

01:40:43 ddb2: Thank you neighbors!

01:40:46 Whitney Biggerstaff: Whitney Biggerstaff- My husband Patrick and I are concerned about the number of units and lack of parking for that area. We are opposed.

## Charity Lee

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**From:** Robert Davis <radavis15@mac.com>  
**Sent:** Thursday, May 6, 2021 2:51 PM  
**To:** Charity Lee; Genevieve.Pearthree@flagstaffaz.gov  
**Cc:** info@vintagevp.com; Kim; Robert Davis  
**Subject:** Miramonte Request for Conditional Use Permit at Presidio in the Pines - Tract M

Charity Lee,

### Comments Regarding the Miramonte Request for a Conditional Use Permit at 2940 Woody Mountain Rd

These comments are provided for Citizen Participation and Feedback at the virtual meeting on Monday, May 10, 2021 at 5:00 pm. The request for a Conditional Use Permit is to allow Miramonte to build 3 3-story apartment buildings on the lot.

These comments are in total opposition of the planned proposal, for the following reasons:

- **Compatibility** - The proposal for apartments is not compatible with the surrounding communities of single-family homes surrounding the proposed site;
- **Incompatible Design** – These would be the only 3-story structures in the community or any of the surrounding communities;
- **Safety** – The proposed 39 units would result in excessive additional traffic on one of the main entrances to Presidio in the Pines (South Presidio Dr.) creating a safety hazard;
- **Woody Mountain Road Traffic** – The 39 units would result in addition traffic burden on Woody Mountain in addition to the 202 additional unit being added by the construction of Sky Cottages by Vintage Partners;
- **Destruction of the Environment** – The building of 39 units would remove a substantial number of pine trees further ruining the environment along South Presidio Dr. This would further destroy the environment along South Presidio as was done further east; and
- **Sound Pollution** – The trees create a barrier to the traffic noise from I-40. As more trees have been removed and hard-surface building constructed the noise from I-40 has increased.

The address provided is deceptive in that the entrance would probably be on South Presidio DR.; not on the busier Woody Mountain Road near the round-about.

The letter requested our ideas and suggestions. Alternatives that would be more compatible to the community include:

- **Green Space / Park** – The trees and environment could be saved and used for the current residents' enjoyment;
- **Additional Single-family Homes** – The lot space could be used to build 3-4 single family homes that are compatible to the surrounding lots; or
- **Combination of Homes and Green Space** – Combining the two ideas above.

If there are any questions regarding these comments, please contact me at:

Robert A. Davis

29112 W Paz de Avenida

Flagstaff, AZ 86001

414-807-3306 [radavis15@mac.com](mailto:radavis15@mac.com)

CC:

Walter Crutchfield, Vintage Partners

## Charity Lee

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**From:** Daniel Hiel <eccdiego.1@hotmail.com>  
**Sent:** Monday, May 10, 2021 3:49 PM  
**To:** Charity Lee  
**Subject:** 3 story building

I'm not available for the meeting this evening however I would like to comment about the proposal to build 3 story buildings in our area. I view this as opening a door to higher buildings throughout Flagstaff including the new hospital near Ft. Tuthill. Do we as a community want to loss our unique small town feel. One of the quickest ways to loss that feeling is to have tall imposing buildings spread throughout. I personally prefer maintaining the small town feel.

Regards,

Daniel Hiel  
Flagstaff

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## Charity Lee

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**From:** jmorgan2919@gmail.com  
**Sent:** Tuesday, May 11, 2021 11:25 AM  
**To:** Kim Tittelbaugh; genevieve.pearthree@flagstaff.gov; Charity Lee  
**Subject:** project# PZ-17-00227-03 APN :112-62-483

Kim  
Where's the HOA on this new project. Seems as if it was quite silent. I only found out about it late yesterday. Wonder why, another Miramonte just slide it through, not giving much notice. Question, nothing said about parking... Let's say 39 units, only 1 car per unit. Let's get real more like 1 and 1/2 per unit. Where will they all park? Couple that with the 208 units going in across the street. Why was nothing said, Think I know, as I've been hear since the start and am well aware of how certain people get their way. I hope the city will not allow this to go forward, but there again I have little faith. When I first moved here 30 yrs ago, there were bumper stickers, DON'T PHX FLAG. Well our city council made sure that wouldn't happen. We are heading more in the direction of CA. What happened to Small Mountain Town?

Thank You ( Not That I Don't That it A Rubber Stamp Away)

John Morgan  
2919 S Pepita Dr.  
Flag 86001  
928-774-1725  
morganj29119@gmail.com  
Someday I'll run into Mr. Miramonte  
AKA Chris K.Again

## Charity Lee

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**From:** Linda Otzen <sralydia@gmail.com>  
**Sent:** Monday, June 7, 2021 5:10 PM  
**To:** Charity Lee  
**Subject:** Address

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Charity this is Linda Otzen and I am attending Zoom tonight

2910 S Pepita Dr  
928-856-0086

I couldn't sign in. Thanks

Sent from my iPhone

## Charity Lee

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**From:** Sandi Dunmyer <sandi.dunmyer@gmail.com>  
**Sent:** Friday, June 4, 2021 6:01 PM  
**To:** Charity Lee  
**Subject:** Apartment complex near Presidio take 2!

Realized al had some typos on first try, was writing on my phone...

Dear Charity Lee,

When I bought my home in January of 2020, I bought it here because I have access to forest, open land and a safe and great neighborhood while being situated on the corner of West Patio Del Presidio and West Pico Del Monte. I went to college in Flagstaff many years ago and couldn't wait to get back for the quiet, outdoor living, space, trees and the amazing people here but mostly for a safe and less busy place with a caring community to raise my son.

I have been observing all of the back and forth regarding the potential apartments/condos going up near our community. I am 100% against it!

The traffic and parking has already gotten quite heavy and also controversial in our neighborhood and this would make it many times worse. Besides that, it would completely degrade the level of our nice neighborhood as well as Timber Sky.

Apartments/condos would bring much more traffic, worse parking issues, more college kids, more rentals where people don't care about their homes and how they are kept up, more noise, less overall safety, more crime is likely and a much less desirable community in general. It will definitely lower our property values in Presidio.

Due to my career in transportation and complaints of traffic and speeders, for the last couple weeks I have been participating with City of Flagstaff traffic engineers on a speed study. This was requested because of people's incredible speeds on West Patio Del Presidio. The current volumes and speeds were quite surprising and not in a good way.

If you make the decision to go ahead with the apartment complex you will lose the trust of our community.

Please make the decision to value quality of life over the almighty dollar or Flagstaff and our neighborhood specifically will continue to become like other undesirable places to be. If we wanted to live in the valley we would but we want to live in our quiet, peaceful, loving and secluded Flagstaff!

Thank you for making the right choice and keeping Flagstaff, specifically Presidio, the amazing community it is!

Regards,

Sandi Dunmyer  
C 206.409.1555

## Charity Lee

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**From:** sandi taylor-dunmyer <sanditd69@gmail.com>  
**Sent:** Friday, June 4, 2021 5:24 PM  
**To:** Charity Lee  
**Cc:** sandi.dunmyer@gmail.com  
**Subject:** Apartment complex near Presidio

Dear Charity Lee,

When I bought my home in January of 2020, I bought it here because I have access to forest, open land and a safe and great neighborhood while being situated on the corner of West Patio Del Presidio and West pico Del Monte. I went to college in Flagstaff many years ago and couldn't wait to get back for the quiet, outdoor living, space, trees and the amazing people here but mostly for a safe and less busy place with a caring community to raise my son.

I have been observing all of the back and forth regarding the potential apartments going up near our community. I am 100% against it! The traffic and parking has already gotten quite heavy and also controversial in our neighborhood and this would make it many times worse. Besides that, it would completely degrade the level of our nice neighborhood as well as Timber Sky.

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Thank you fir making the right choice and keeping Flagstaff, specifically Presidio, the amazing community it is!

Regards,

Sandi Dunmyer  
C 206.409.1555

## Charity Lee

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**From:** Phoebe Wood <phoebewood27@gmail.com>  
**Sent:** Friday, May 28, 2021 5:50 AM  
**To:** Charity Lee  
**Subject:** Apartments off Woody Mountain Road

Hello Charity,

I am a homeowner and resident of Presidio in the Pines neighborhood since 2017. I think it is a terrible idea to put a 3 story apartment complex off of Woody Mountain Rd, and here's why:

1. It will lower home values of timber sky and Presidio.
2. It will increase traffic in an already busy area. Gore, our neighborhoods, and Woody mountain dirt road visitors create more traffic than Woody mountain can handle several times a day already. Serious wrecks happen frequently on Route 66 from the chevron west because of how busy it is and people waiting at stop signs trying to merge on to Route 66 without a stop light.
3. People move to the edge of town for a reason. It's to enjoy nature and get away from heavy traffic and busyness of downtown and NAU. NAU has put up tall apartments all over. My opinion is keep that stuff by the university. You will drive more college kids into our area which will drive out more affluent tax paying adults, and that will contribute to a less valuable property over time. College kids that mommy and daddy pay the rent for don't take care of their properties, I already see it in the homes that affluent parents buy houses for in Presidio. Their trash blows up and down our street, they park 5+ cars at a single family home blocking the street frequently.
4. I don't think the nice neighborhoods near this area would appreciate this. Flagstaff ranch, equestrian estates, etc.

Thank you for your time. Flagstaff is a beautiful city and has a unique charm to it. I personally think the city is allowing too many new developments that are hurting that draw, and cutting down too many pine trees. It's not affordable to live in Flagstaff, but building your 3 story apartments is not going to help that situation, but that's a whole other topic.

## Charity Lee

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**From:** Robert Davis <radavis15@mac.com>  
**Sent:** Wednesday, June 2, 2021 5:41 PM  
**To:** Charity Lee  
**Cc:** Robert A. Davis; Kim; Pucciarelli Alaxandra  
**Subject:** Comments in Opposition to the Miramonte Homes Request for a Conditional Use Permit for Tract M  
**Attachments:** Planning Commision Comments.pdf

Charity,

Attached is a document outlining my comments in opposition to the Miramonte Home request for a Conditional Use Permit for Tract M in the Presidio in the Pines Community.

These comments are being submitted for the June 7, 2021 Neighborhood Meeting and to the City Planning Commission, if Miramonte Homes continues to move forward with the request.

Sincerely,

Robert A Davis  
2912 W Paz de Avenida

414-807-3306

## Charity Lee

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**From:** Erik Mrdak <erikmrdak90@gmail.com>  
**Sent:** Thursday, June 3, 2021 6:04 PM  
**To:** kim@sterlingrem.com; Charity Lee; tantol@flagstaff.gov; AshLynn Mrdak  
**Subject:** Conditional Use Permit

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good evening,

My name is Erik Mrdak. I live with my wife Ashlynn Mrdak at 2886 W. Presidio Dr. here in Presidio, we closed on our property last year in December. We heard about the Citizen Participation Neighborhood Meeting re: the horrible plan of Miramontes to build three (3) apartment complexes down the street from us.. I can only imagine how the immediate neighbors are digesting this revenue driving venture. We object profusely to a Conditional Use Permit and plan to support those in favor of denying this radical idea. There is already a lack of space, parking and overall rampant congestion throughout Presidio just to name a few of the reasons additional traffic on such a small parcel of land is a bad idea. In addition, could I please be added to the HOA email list as I did not receive this email directly from the HOA or planning developers. My email is erikmrdak90@gmail.com









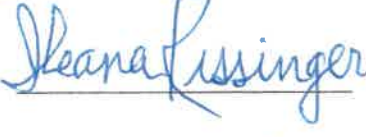

Have a great weekend  
Thank you

Erik Mrdak, CFBE  
Executive Director Food and Beverage  
erikmrdak90@gmail.com  
P (830) 872-9836

## PETITION

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.







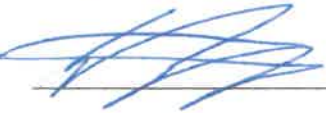


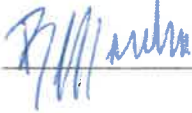
The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Becky Jahn	2906 S. Pepita Dr.
2		Crystal De Haeg	2955 S. Pepita
3		Millie Bracke	2931 W. Presidio Dr.
4		Kristin Wiebe	2924 W. Presidio Dr.
5		Norman Conger	2923 W. Presidio Dr.
6		Brooks Grivett	2915 W. Presidio Dr.
7		Elizabeth Decker	2920 W. Presidio Dr.
8		Lisa Galjen	2601 W. Josselyn Dr.
9		Ileana KUSSINGER	2597 W. Josselyn Dr.
10		Pisselle Bortey	2593 W. Josselyn Dr.

**PETITION**

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The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Adnan Qutiban	2590 W Josselyn Dr.
2		Lisa Winborne	2594 W. Josselyn Dr.
3		Amruta Narumanchi	2598 W. Josselyn Dr.
4		Daniel Hobbs	2911 W. Presidio Dr.
5		Allen George	2959 S. Pepity Dr
6		Brandon Johnson	2951 S. Pepita Dr
7		Patrick Biggs	2943 S. Pepita Dr.
8		Whitney Biggs	2943 S. Pepita Dr.
9		Joseph Hammer	2935 S. Pepita Dr
10		Geoffrey Sitch + Brittany Machala	2922 S. Pepita Dr.

**PETITION**

Miramonte Homes is requesting a Conditional Use Permit to build three (3) 3-story buildings on Tract M in Presidio in the Pines. Tract M is a 2.77 acre lot located on the corner of Woody Mountain Road and South Presidio Dr. at the south entrance to the Presidio in the Pines community. A neighborhood zoom meeting is being held June 7, 2021 at 5:00 pm for input.

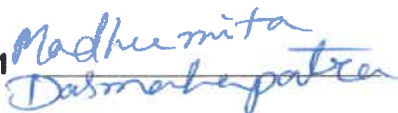
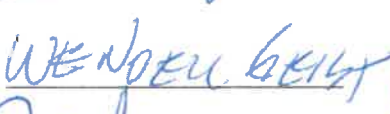





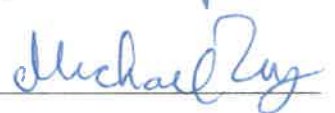


The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1	<u>Susan M Summers</u>	<u>Susan M Summers</u>	<u>2918 S. Pepita Dr.</u>
2	<u>Scott D. Summers</u>	<u>Scott D. Summers</u>	<u>2918 S. Pepita Dr</u>
3	<u>Nick Vascassenno</u>	<u>Nick Vascassenno</u>	<u>2911 S. Pepita Pr.</u>
4	<u>Fred Avina</u>	<u>Fred Avina</u>	<u>2926 S. Tex Ln.</u>
5	<u>Cal Hansen</u>	<u>Cal Hansen</u>	<u>2896 W. Parz De Avenida</u>
6	<u>Adam Zarger</u>	<u>Adam Zarger</u>	<u>2954 S. Tex Ln</u>
7	<u>Trujillo Espin</u>	<u>Trujillo Espin</u>	<u>2946 S. Tex Ln</u>
8	<u>GERSHON ASH</u>	<u>GERSHON ASH</u>	<u>2930 S. TEX LN.</u>
9	<u>Dottie Roll</u>	<u>Dottie Roll</u>	<u>2918 S. Tex Ln</u>
10	<u>JEFF GREENE</u>	<u>JEFF GREENE</u>	<u>2892 W. PARRIO DEL PRESIDIO</u>

**PETITION**

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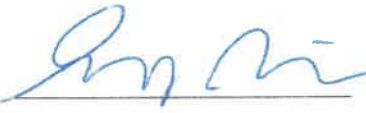



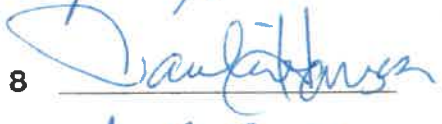


The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		MADHMITA DASMAHPATRA	2921, South Camel Drive
2		Wendy Gray	2937 S. Camel Dr.
3		John Rives	2956 S Camel Dr.
4		Richard Allen Pogue	2924 S. Camel Dr.
5		Sara Zerger	2954 S. Tex Ln.
6		Katie Runnels	2923 S. Pardo Calle
7		Steve Brigham	2921 S. Pardo Calle
8		Michael Zoy	2935 S. Pardo Calle
9		Venkata Yaramasu	2939 S. Pardo Calle
10		Laura Wade	2943 S. Pardo Calle

**PETITION**

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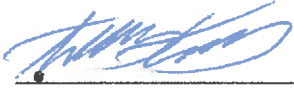
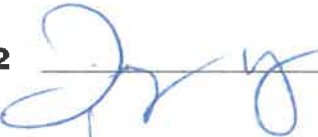

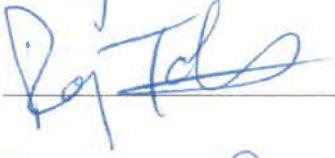
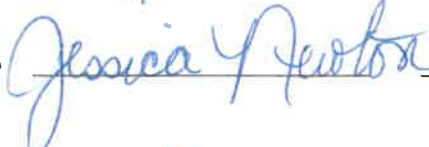


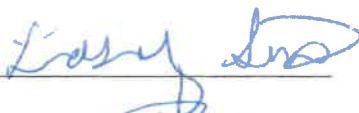

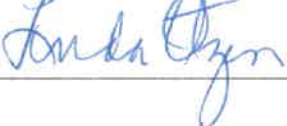
The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		PENNY LAURITSEN	2951 S PIEDRO CARLE
2		MATT SIEG	2903 W. PRESIDIO DR
3		DON ZETICH	2928 W. PRESIDIO DR
4		Shuang-Yi Nien	2900 W Paz De Avenida
5		CHE ELMS JR	2883 W PATIO DEL PRESIDIO
6		Gianna Elms	2883 W Patio del Presidio
7		Garry Hansen	2572 W. Josselyn DR.
8		Polly Hansen	2572 W Josselyn Dr.
9		FRANK, Ashly	2886 W Presidio
10		Holly Shilling	2892 W. Presidio Dr.

**PETITION**

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The undersigned are in **OPPOSITION** to the Miramonte Homes request for a Conditional use Permit to build three 3-story condominium buildings on Tract M of Presidio in the Pines Community.

#	Signature	Name (Printed)	Street Address
1		Anthony Talbrag	2531 W. Josselyn Dr
2		Jennifer Vij	2950 <del>3000</del> S. Tex Lane
3		Niraja Patel	2958 S Tex Lane
4		Ray T. Lby	2509 W. Josselyn Dr.
5		Jessica Newton	2568 W. Josselyn Dr.
6		Jane Kenmore	2562 W Josselyn Dr
7		Janeen Fraser	<del>2550</del> W. Josselyn Dr.
8		Lindsay Smith	2518 W. Josselyn Dr.
9		Lusine Harapetian	2510 W Josselyn Dr. Flagstaff AZ 86001
10		Linda Otzen	2910 S Pepita Dr 86001

## Charity Lee

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**From:** p11465 <p11465@aol.com>  
**Sent:** Sunday, June 6, 2021 11:40 AM  
**To:** Charity Lee  
**Subject:** Fw: Miramonte development

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Sunday, June 6, 2021, 10:33 AM, p11465 <p11465@aol.com> wrote:

Until recently I was a board member of the Troon North HOA in Scottsdale. Several year's ago we were faced with a nearly identical situation where a developer wanted a zoning interpretation that allowed high density construction.

When we began to organize opposition we found that the developer had been working on the project secretly and had a several month head start on us. They had hired the ex-zoning director as a consultant and had been working with the current staff.

When we tried to hire a zoning attorney we found that it was nearly impossible because all the successful ones had some sort of relationship with the developer.

What really turned the corner for us was hiring a city government lobbyist. Suddenly, the city council members were happy to meet with us and listen to our concerns. The city planning department stopped the back door developer meetings.

The lobbyist was was able to get publicity, slow down the board's actions and organize our response. When the council met to consider our issue, we had hundreds of neighbors in attendance. That was basically hundreds of votes in November.

We need to slow down the whole process, catch up and focus our opposition. Hiring a respected lobbyist or influential attorney is our best option.

Philip Dunn  
2477 w Mission Timber Cir

[Sent from the all new AOL app for iOS](#)

## Charity Lee

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**From:** Lee Rozell <leerzell65@gmail.com>  
**Sent:** Friday, June 4, 2021 11:31 AM  
**To:** Charity Lee  
**Subject:** Miramonte Appartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Charity Lee,

When we bought our home 7 years ago we were told that townhomes were going in where you are planning to put Appartments. Not good business!! We moved here from the Valley to get rid of the congestion you find in a big city. You are making this place so congested that your not giving the trees room to grow. You are stuffing 50 lbs of crap in a 30 lb bag.

By making this decision you have lost the trust of your community. This decision will increase traffic, crime, while lowering the value of our homes which is a product of rentals in a college town. I really feal for the families in the adjacent homes. I guess the visual and safety of an apartment parking lot is a safe place to let your kids go out to play.

You still have an oppportunity to do the right thing!

Marvin & Debbie Rozell  
Residents 480-326-4827

## Charity Lee

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**From:** David Dostalík <davidd@cox.net>  
**Sent:** Thursday, June 3, 2021 7:02 PM  
**To:** Charity Lee  
**Subject:** neighborhood meeting / 39 condominium units

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, I would like to add a comment that I am opposed to the proposed development of 39 condominium units on Tract M of the Presidio in the Pines neighborhood.

Thanks

David Dostalík  
2497 W Pollo Cr  
Flagstaff, AZ 86001  
619-504-7798

## Charity Lee

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**From:** S Beck <snowaloha@yahoo.com>  
**Sent:** Monday, May 10, 2021 6:25 PM  
**To:** Charity Lee  
**Subject:** Notification

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Charity,

Please include us regarding any notifications about the proposed 39 residential units at 2940 Woody Mountain Rd.

Thanks,

Steve and Stephanie Beck  
2494 W Pollo Cir  
Flagstaff, AZ 86001

Phone call on May 12<sup>th</sup>, 2021 from Ellen Hamren, [Ellyn\\_fair@yahoo.com](mailto:Ellyn_fair@yahoo.com), 602-703-7779, 2896 W. Paz De Avenida

Ellen is concerned about the traffic. High density project in the neighborhood. The other developments on the other side of the road will also increase traffic, adding more traffic to a two-lane road. There is not enough parking proposed for our development. The residence would park on the street or visitors would park on the street. Consider doing two story buildings instead of three. This would be less density. The development is not practical. There is better land to develop a high-density project off of Rt 66. Consider building more two- and three-bedroom units.

June 2, 2021

To: Charity Lee ([clee@miramontehomes.com](mailto:clee@miramontehomes.com))

CC:

- **Planning Commission Members:**
  - David Zimmerman, Chairman
  - Marie Jones, Vice Chair
  - Carole Mandino
  - Dr. Alex Martinez
  - Dr. Eric Nolan
  - P. Lloyd Paul
  - Gaylene Soper
- City Community Development Department ([APucciarelli@flagstaffaz.gov](mailto:APucciarelli@flagstaffaz.gov))
- Presidio in the Pines HOA

I am a resident of Presidio in the Pines ("Presidio") living at 2912 W Paz de Avenida. I am writing in opposition to the Miramonte Homes request for a Conditional Use Permit for construction of 39 condominiums on Tract M located in Presidio in the Pines community ("Presidio").

Alternatives are far more reasonable:

- The options under current zoning for a church or community center;
- More of the current structures in Presidio;
- Green space / Parking for the community; or
- A combination of these alternatives.

To be clear, this opposition is not to additional housing or construction on Tract M; rather it is opposition to the request for 39 condominium units comprised of three 3-story buildings for 1, 2, and 3 bedroom units with the associated parking, traffic and removal of trees causing several community issues.

The three major objections are:

- **Misleading to Homeowners** - Several homeowners testified at the Public Hearing that Miramonte misled them as to the intended purpose of Tract M when they were considering purchasing a home in Presidio. It was stated that a church or community center was planned for this tract and that they took that into consideration when buying. Construction of 3-story buildings would have changed their decision to buy.
- **Incompatible with Community** - There are no other 3-story buildings in Presidio or the surrounding communities. Presidio (and planned Sky Cottages) are 1 and 2 story single family homes that are predominately owner or lesser occupied.
- **Parking Issues** - The proposed condos provide a parking lot of 74 spaces for the 39 units. This is insufficient when considering multiple cars per unit and visitors. Parking is an issue for the Presidio owners since the HOA CC&Rs do not allow resident parking on the street. Any overflow from the proposed condos would not be allowed to park on the street. Visitors would add to the congestion.

In addition to these 3 major issues there are several other concerns expressed by the current residents:

- **Safety** - Parents have safety concerns for their children due to the additional traffic. Also, buildings on that side of the street have ice and snow issues during the winter.
- **Additional traffic on Presidio and the Woody Mountain Round-about.** With the planned addition of Timber Sky and recent addition of Sky Cottages there is already a significant traffic increased planned. No traffic study has been conducted taking into account the Miramonte proposal.
- **Destruction of the Environment** – The building of 39 units would remove a substantial number of pine trees further destroying the environment along South Presidio as was done further east;
- **Sound Pollution** – The trees create a barrier to the traffic noise from I-40. As more trees have been removed and hard-surface building constructed, the noise from I-40 has increased; and
- **Impact on HOA Costs** - There would be increased costs to the HOA for snow removal, maintenance, and security impacting all residents. The condos would have separate expenses in addition to those affecting the whole HOA, but there will be an impact on current HOA residents.

### **Summary**

The proposed 3-story condominiums are **NOT REQUIRED** to be built in the proposed location and are **NOT COMPATIBLE** with the surrounding community.

Sincerely,

Robert A. Davis  
2912 W Paz de Avenida

414-807-3306  
radavis15@mac.com

## Charity Lee

---

**From:** Whitney Biggerstaff <wnbiggerstaff@gmail.com>  
**Sent:** Monday, June 7, 2021 3:15 PM  
**To:** Charity Lee; Tanton@flagstaffaz.gov; apucciarelli@flagstaffaz.gov  
**Subject:** Presidio in the Pines Resident Opposition to Tract M Development Conditional Use Permit Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

June 7, 2021

Whitney & Patrick Biggerstaff

2943 S. Pepita Dr.

Flagstaff, AZ 86001

Dear Charity Lee

My husband, Patrick, and I are writing to share our opposition to the proposed development by Miramonte on Tract M in the Presidio in the Pines neighborhood. When we built our home in the fall of 2014, it was our understanding that that this open area would be saved for either a church or community center. Either, in our opinion would be a much better option. The proposed development of 3 three-story buildings, with 39 total units, will cause tremendous congestion and are unfit when it comes to the design and character of our neighborhood. Currently there are no three-story buildings in the neighborhood.

One of the things we appreciate about Presidio in the Pines is the lower HOA dues we pay, compared to other neighborhoods with HOAs. What will be the impact on our dues to maintain this new development? How will those residents be held accountable and responsible if they have their own dues? Miramonte builds a beautiful home, but we do not feel these condos will be a good fit for the neighborhood.

Patrick and I are concerned about the potential traffic impact on the neighborhood, as we already suffer some issues with that. We are also concerned about the increase in noise this will cause. Between cutting down the trees along I-40 and all the additional vehicles, the noise will vastly increase. We also feel very misled by Miramonte. I believe receiving this news would have been difficult regardless, but the lack of initial communication makes the whole thing seem sneaky. However, we do appreciate the two letters we received after the first Zoom meeting. We thank you for listening to those of us who attended the call.

Patrick and I are not opposed to more housing, but the proposed condos do not seem like a good fit for the neighborhood and area. We would much prefer more single-family homes, a church, a community center, or more green space/park area.

Patrick and I thank you for considering our comments. We look forward to the next Zoom meeting on June 7<sup>th</sup>, 2021.

## Charity Lee

---

**From:** The Summers Family <tomksummers@gmail.com>  
**Sent:** Thursday, June 3, 2021 7:05 PM  
**To:** Charity Lee  
**Subject:** Presidio In The Pines Tract M

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Charity

My name is Tom Summers and my wife and I are in Presidio on Pollo Circle. I have lived in a Miramonte Home since January 2018. I have reviewed the sent material as well as the Resolution for a Development Agreement Amendment dated 12-1-2020 ( I assume that info is current) and I have just a couple comments.

- 1) The 30 day restriction on short term rental is to short a period. This still allows these units to be rented 12 times a year and too many people find ways around this. I feel it would be much better for the community if the minimum was set to 90 days. Ninety days sends a message that these units are to be lived in and are not investment rental properties.
- 2) That both sides of Presidio Drive be set as no parking any time. This could be on the south side from the project driveway to Woody Mtn and on the north side from the street to Woody Mtn. This would leave the entrance open and plenty of space for snow removal.

Thanks for your time and could you send a link back via e-mail for the zoom call, the link in the letter will be a monster to type in.

Tom Summers

Sent from [Mail](#) for Windows 10

June 6, 2021

To: Charity Lee ([clee@miramontehomes.com](mailto:clee@miramontehomes.com))

I am a property owner in Presidio in the Pines (Presidio), located at 2942 S Tex Lane. I am writing in opposition to the Miramonte Homes (Miramonte) request for a Conditional Use Permit to construct 39 condominiums on Tract M located in Presidio.

The opposition is not to additional housing or construction on Tract M; rather it is to the construction of 39 condominium units with associated parking, traffic, and removal of trees.

The three major objections are as follows:

1. Misleading to homeowners. Several homeowners testified at the Public Hearing that Miramonte misled them as to the intended purpose of Tract M at the time such individuals were considering purchasing a home in Presidio. They were informed that a church or community center was planned for this tract; information regarding multi-unit housing units would have impacted their decision to purchase.
2. Incompatible with the community. There are no other 3-story buildings in Presidio or the surrounding communities. Predominant structures are currently 1- and 2-story single family homes.
3. Parking issues. The proposed condos provide 74 parking spaces for 39 units. This is not sufficient when considering multiple cars per unit, in addition to parking to accommodate visitors. Parking is currently an issue for the Presidio owners as current CC&R's do not allow resident parking on the street at certain times of the year. Any overflow from the proposed condos would not be allowed to park on the street; visitors will add to the congestion.

Additional concerns are expressed by the current residents:

1. Safety. Additional traffic raises concern for children's safety.
2. Additional traffic on Presidio and the Woody Mountain round-about. The Timber Sky addition and Sky Cottages will result in a significant increase in traffic. No traffic study has been conducted taking into account the Miramonte proposal.
3. Destruction of the environment. Removal of a substantial number of pine trees will further destroy the environment along South Presidio as was done further east.
4. Sound pollution. The trees create a barrier to the traffic noise from I-40. As more trees have been removed and hard-surface buildings constructed, the noise has increased and will further increase with removal of additional trees for construction.
5. Impact on HOA costs. Increased costs for snow removal, maintenance, and security will impact all residents with an increase in HOA fees.

Alternatives exist that will be more acceptable to current property owners and residents:

1. The options under current zoning for a church or community center,
2. Additional structures representative of current 1- and 2-story buildings in Presidio,
3. Green space or parking for the community, or
4. A combination of these alternatives.

In summary, the proposed 3-story condominiums are not required to be built in the proposed location and are not compatible with the surrounding community design and elevations.

Sincerely,

Carleen E Shilling, Manager  
AEME Remo LLC

602.432.6278  
carleenshilling@gmail.com

## Charity Lee

---

**From:** Linda Dunn <Indadnn@aol.com>  
**Sent:** Monday, June 7, 2021 11:38 AM  
**To:** Charity Lee  
**Subject:** Questions for today's meeting

We would like to present the following comments/questions to be addressed at tonight's virtual meeting.

Miramonte has given up control of the Presidio Board. Since the residents now control the Board it is critical that no controversial changes to the development plan be made without their enthusiastic support. The city zoning department is supporting a position that has no support in the community.

Why?  
-----

What is the Board's position on this project?

Do the CCR's need to be amended to allow this development to proceed?

Will the Board allow an amendment to the CCR's to be presented?

What makes Miramonte think the community will pass this?  
-----

Since there has been little or no community awareness, and even less support for this project, why is the City Zoning Department proceeding as if this is an approved project?  
-----

Linda and Phil Dunn  
2477 W Mission Timber Circle  
Flagstaff, AZ. 85262

## Charity Lee

---

**From:** Daniel Hiel <ecdiego.1@hotmail.com>  
**Sent:** Monday, May 10, 2021 4:40 PM  
**To:** Charity Lee  
**Subject:** Re: 3 story building

Thanks, I got spell checked and didn't catch it. I meant lose.

Get [Outlook for iOS](#)

---

**From:** Charity Lee <clee@miramontehomes.com>  
**Sent:** Monday, May 10, 2021 4:35:46 PM  
**To:** Daniel Hiel <ecdiego.1@hotmail.com>  
**Subject:** RE: 3 story building

Daniel, thank you for your comment. I will mention it at the meeting tonight.

**Charity Lee**  
**Northern AZ. Land Acquisition & Development Manager**  
**Miramonte Homes**  
**102 S. Mikes Pike**  
**Flagstaff, AZ 86001**  
**Cell: (928) 600-3594**



No offer to sell or lease may be made or to purchase or lease may be accepted prior to issuance of an Arizona Public Report. A Public Report is available at the State Real Estate Department website [www.azre.go](http://www.azre.go). Miramonte Arizona, LLC ROC# 241199. Copyright © 2020 Miramonte Homes. All rights reserved.

**From:** Daniel Hiel <ecdiego.1@hotmail.com>  
**Sent:** Monday, May 10, 2021 3:49 PM  
**To:** Charity Lee <clee@miramontehomes.com>  
**Subject:** 3 story building

I'm not available for the meeting this evening however I would like to comment about the proposal to build 3 story buildings in our area. I view this as opening a door to higher buildings throughout Flagstaff including the new hospital near Ft. Tuthill. Do we as a community want to lose our unique small town feel. One of the quickest ways to lose that feeling is to have tall imposing buildings spread throughout. I personally prefer maintaining the small town feel.

Regards,

Daniel Hiel

## Charity Lee

---

**From:** AshLynn Mrdak <ashlynn.mrdak@gmail.com>  
**Sent:** Monday, June 7, 2021 4:44 PM  
**To:** AshLynn Mrdak  
**Cc:** Charity Lee; kim@sterlingrem.com; tantol@flagstaff.gov  
**Subject:** Re: Conditional Use Permit

Good evening,

My name is AshLynn Mrdak I live at 2886 W. Presidio Dr.. We close on our property in December and we're very excited to be in this neighborhood. Which one reason we purchased in this area is because it's families not college students not affordable housing. The community is very quaint and quiet. A lot of retirees and tons of families. We had asked about the empty lot And we were told it was going to be part of the community and no more houses were to be built. They stated to us that they were actually done building in this area. That is one of the reasons we did go ahead and purchase in here if we would have known that they were going to be building apartments solo in square footage which means college students and affordable living. We would've stayed where we lived in FlagRanch.

We already have an issue with parking especially in the winter if you put in all those apartment buildings I know it's saying 39 you have to times that by Almost each bedroom because what's going to happen is college students are going to rent those and they have girlfriends who have their own cars boyfriends that have their own cars. I know that it has been stated they will not be parking in front of our homes and will not be part of our HOA. But, as we all know that's never how it really works out. We don't have security driving around and making sure that these people are going to be following our HO a bylaws when we're right directly next to them. I believe that this is going to make a bigger impact a negative impact that can be avoided. Please consider everyone's outrage on this signatures have been given emails letters there gonna be a huge amount of people attending the zoom meeting we encourage you not to do this. Thank you for listening to my rant and everyone else's. We hope as a neighborhood the right thing is done to make this neighborhood better not make it decrease in value and change the integrity of this neighborhood.

Thank you for your time,  
AshLynn Mrdak

On Thu, Jun 3, 2021 at 6:04 PM Erik Mrdak <[erikmrdak90@gmail.com](mailto:erikmrdak90@gmail.com)> wrote:

Good evening,

My name is Erik Mrdak. I live with my wife Ashlynn Mrdak at 2886 W. Presidio Dr. here in Presidio, we closed on our property last year in December. We heard about the Citizen Participation Neighborhood Meeting re: the horrible plan of Miramontes to build three (3) apartment complexes down the street from us.. I can only imagine how the immediate neighbors are digesting this revenue driving venture. We object profusely to a Conditional Use Permit and plan to support those in favor of denying this radical idea. There is already a lack of space, parking and overall rampant congestion throughout Presidio just to name a few of the reasons additional traffic on such a small parcel of land is a bad idea. In addition, could I please be added to the HOA email list as I did not receive this email directly from the HOA or planning developers. My email is [erikmrdak90@gmail.com](mailto:erikmrdak90@gmail.com)

Have a great weekend

Thank you

Erik Mrdak, CFBE  
Executive Director Food and Beverage  
[erikmrdak90@gmail.com](mailto:erikmrdak90@gmail.com)  
P (830) 872-9836

## Charity Lee

---

**From:** Lee Rozell <leerozell65@gmail.com>  
**Sent:** Friday, June 4, 2021 6:12 PM  
**To:** Charity Lee  
**Subject:** Re: Miramonte Apartments  
**Attachments:** image001.jpg

Charity,  
Thanks for the timely response. The letter sent out to us on 24 May said three, (3) story apartment buildings. No matter what you want to call it, you misled Presidio in the Pines residents. That is why you are having a neighborhood meeting.

I appreciate you reaching out but the way I see it the decision to move forward has already been made.

Thanks The Rozells

On Fri, Jun 4, 2021, 4:00 PM Charity Lee <[clee@miramontehomes.com](mailto:clee@miramontehomes.com)> wrote:

Hi Lee,

The development will be 39 units for sale condos. I encourage you to attend the meeting on Monday, June 7<sup>th</sup> at 5:00 pm. Here is a link to the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/85028306631?pwd=aG9aUEZFRHc5SHZaWjYzT2ZWVBRQT09>

Meeting ID: 850 2830 6631

Passcode: 725157

One tap mobile

+12532158782,,85028306631#,,,,\*725157# US (Tacoma)

+13462487799,,85028306631#,,,,\*725157# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 850 2830 6631

Passcode: 725157

Find your local number: <https://us02web.zoom.us/j/kwQF6rKHS>

**Charity Lee**

**Northern AZ. Land Acquisition & Development Manager**

**Miramonte Homes**

**102 S. Mikes Pike**

**Flagstaff, AZ 86001**

**Cell: (928) 600-3594**



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**From:** Lee Rozell <[leerozell65@gmail.com](mailto:leerozell65@gmail.com)>  
**Sent:** Friday, June 4, 2021 11:31 AM  
**To:** Charity Lee <[clee@miramontehomes.com](mailto:clee@miramontehomes.com)>  
**Subject:** Miramonte Appartments

Charity Lee,

When we bought our home 7 years ago we were told that townhomes were going in where you are planning to put Appartments. Not good business!! We moved here from the Valley to get rid of the congestion you find in a big city. You are making this place so congested that your not giving the trees room to grow. You are stuffing 50 lbs of crap in a 30 lb bag.

By making this decision you have lost the trust of your community. This decision will increase traffic, crime, while lowering the value of our homes which is a product of rentals in a college town. I really feal for the families in the adjacent homes. I guess the visual and safety of an apartment parking lot is a safe place to let your kids go out to play.

You still have an opportunity to do the right thing!

Marvin & Debbie Rozell

Residents 480-326-4827

## Charity Lee

---

**From:** Charity Lee  
**Sent:** Monday, June 7, 2021 12:26 PM  
**To:** Robert Davis  
**Cc:** Pucciarelli Alexandra; Tiffany Antol; Michaelk.vogler@gmail.com; Kim; Whitney Biggerstaff; ellyn\_fair@yahoo.com  
**Subject:** RE: Opposition to Miramonte Request for a CUP on Tract M -Neighborhood Signatures in Opposition

Robert,

I have received your petition and will include it in the packet to the City. I encourage you to attend the neighborhood meeting tonight, June 7th, 2021, at 5:00 PM. Below is a link to the meeting.

Charity Lee is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/85028306631?pwd=aG9aUEZFRHc5SHZaWjYzT2ZWVBRQT09>

Meeting ID: 850 2830 6631

Passcode: 725157

One tap mobile

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+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 850 2830 6631

Passcode: 725157

Find your local number: <https://us02web.zoom.us/u/kwQF6rKHS>

Charity Lee

Northern AZ. Land Acquisition & Development Manager Miramonte Homes

102 S. Mikes Pike

Flagstaff, AZ 86001

Cell: (928) 600-3594

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-----Original Message-----

From: Robert Davis <radavis15@mac.com>

Sent: Monday, June 7, 2021 11:58 AM

To: Charity Lee <clee@miramontehomes.com>

Cc: Pucciarelli Alexandra <APucciarelli@flagstaffaz.gov>; Tiffany Antol <TAntol@flagstaffaz.gov>; Robert A. Davis <radavis15@mac.com>; Michaelk.vogler@gmail.com; Kim <kim@sterlingrem.com>; Whitney Biggerstaff <wnbiggerstaff@gmail.com>; ellyn\_fair@yahoo.com

Subject: Opposition to Miramonte Request for a CUP on Tract M -Neighborhood Signatures in Opposition

Charity,

Attached is a Petition in OPPOSITION to the Miramonte Homes request for a Conditional Use Permit (CUP) to build condominiums on Tract M. Over a 2 day period 60 signatures were collected and based on comments many more could be collected, if time permitted.

Please consider this "comments" submitted for the neighborhood Zoom meeting today at 5:00 pm and submit them to the Planning Commission.

Thanks

Bob Davis  
2912 W Paz de Avenida  
414-807-3306

## Charity Lee

---

**From:** Charity Lee  
**Sent:** Tuesday, June 8, 2021 8:37 AM  
**To:** Jason Tauscher  
**Subject:** RE: Presidio in the Pines-Tract M

Good morning Jason,

Tract M was always planned for development. The parcel is zoned highway commercial and multi-family development is allowed in highway commercial zoning. Miramonte is seeking a conditional use permit (CUP) because we are seeking to do a Planned Residential Development, which is allowed in highway commercial zoning with a CUP.

The plan for our development is as follows.

Studio: total of 3 studio consisting of 1 unit per building.

1 BR: (12) 1 Bedroom units, which is 4 units per building.

2 BR: (18) 2-bedroom units= 6 units per building.

3 BR: (6) 3-bedroom units= 2 units per building.

The required parking was 73 spaces, Miramonte will provide 74 spaces which includes 4 ADA spaces and 12 bike parking spaces.

A traffic impact analysis was performed for the Presidio Subdivision which was originally planned for 790 units. The existing unit count for Presidio is 570, with Miramonte's additional units the unit count will be 609, which is 181 units less than originally planned. The peak vehicle traffic trips per hour for our project is calculated at around 21. Anything less than 100 doesn't require an additional traffic impact analysis.

The project will be managed by a separate HOA. Currently, our landscaping plan does not include a dog park. We can consider this into our design.

We plan to go to the Planning and Zoning Commission in July or August. I will be sending out notifications to the neighborhood and will be posting a sign for the meeting. You are welcome to attend the meeting.

Please feel free to reach out if you have any additional questions.

Sincerely,

**Charity Lee**  
**Northern AZ. Land Acquisition & Development Manager**  
**Miramonte Homes**  
**102 S. Mikes Pike**  
**Flagstaff, AZ 86001**  
**Cell: (928) 600-3594**



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**From:** Jason Tauscher <jason@roverrealty.net>  
**Sent:** Monday, June 7, 2021 7:14 PM  
**To:** Charity Lee <clee@miramontehomes.com>  
**Subject:** Presidio in the Pines-Tract M

I apologize, I have kept this paper on my desk for a week now planning on attending the meeting, but I'm at work and of course got distracted.

I really just had two questions.

1) Assuming 39 units are built and the average unit has 2 to 2.5 vehicles per unit (doesn't include visitors at any given moment), will the proposed parking lot have around 100 parking spots? I ask because the only and closest location for overflow parking is down Presidio Dr and Pepita Dr which is in front of many peoples' homes. The potential construction of these multi residential units weren't disclosed as potential parking/traffic issues to the neighborhood when I bought, I can't imagine the earlier phase units knew about them. This type of overflow parking will certainly create significant disruption to the current residents' tranquility through the increased frequency of use of the streets, sidewalks, noise, and lights. Please advise.

2) More of a development question: Is there going to be an onsite enclosed dog park area built for these 39 units? My concern with the development is that residents will have easy/close access to the park/dog park. I don't think there would be any legitimate issue with this, if the 39 units are contributing to the HOA fees (which manage the upkeep of the park), but if the units don't contribute, it's an issue. If I lived in one of those units and didn't have a designated area, I would definitely take my dog down to the park. As a matter of fact, I probably still would take my dogs down there when I had the time to walk.

Thank you for your time.

--

Jason Tauscher  
Business Operations Manager  
Rover Realty LLC  
(o) 602-782-2444  
(c) 480-570-9163  
[www.roverrealty.net](http://www.roverrealty.net)



## Charity Lee

---

**From:** Charity Lee  
**Sent:** Monday, June 7, 2021 12:24 PM  
**To:** Linda Dunn  
**Subject:** RE: Questions for today's meeting

Dear Linda,

The property is currently zoned Highway Commercial, a condo development is approved in Tract M and was passed by the City Council in December of 2020. Miramonte's plan is to do a Planned Residential Development which is an allowed use in Highway Commercial Zoning with a conditional use permit. We are required to do a neighborhood meeting per the zoning code and will then go to Planning and Zoning Commission. I encourage you to attend the neighborhood meeting tonight, June 7th, 2021, at 5:00 PM via zoom. Below is a link to the meeting.

Charity Lee is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/85028306631?pwd=aG9aUEZFRHc5SHZaWjYzT2ZWVBRQT09>

Meeting ID: 850 2830 6631

Passcode: 725157

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+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 850 2830 6631

Passcode: 725157

Find your local number: <https://us02web.zoom.us/j/kwQF6rKHS>

Charity Lee

Northern AZ. Land Acquisition & Development Manager Miramonte Homes

102 S. Mikes Pike

Flagstaff, AZ 86001

Cell: (928) 600-3594

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-----Original Message-----

From: Linda Dunn <Lndadnn@aol.com>  
Sent: Monday, June 7, 2021 11:38 AM  
To: Charity Lee <cllee@miramontehomes.com>  
Subject: Questions for today's meeting

We would like to present the following comments/questions to be addressed at tonight's virtual meeting.

Miramonte has given up control of the Presidio Board. Since the residents now control the Board it is critical that no controversial changes to the development plan be made without their enthusiastic support. The city zoning department is supporting a position that has no support in the community.

Why?  
-----

What is the Board's position on this project?

Do the CCR's need to be amended to allow this development to proceed?

Will the Board allow an amendment to the CCR's to be presented?

What makes Miramonte think the community will pass this?  
-----

Since there has been little or no community awareness, and even less support for this project, why is the City Zoning Department proceeding as if this is an approved project?  
-----

Linda and Phil Dunn  
2477 W Mission Timber Circle  
Flagstaff, AZ. 85262

## Charity Lee

---

**From:** RICK LOPEZ <RICKLOPEZ12@msn.com>  
**Sent:** Monday, May 10, 2021 5:05 PM  
**To:** Charity Lee  
**Subject:** Tonights Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Charity Lee,

I have tried logging on to the zoom meeting and I can't seem to replicate the link. If you can't get that to me so I can listen in, can you just e-mail me the highlights tomorrow? Thank you, Rick Lopez

Affidavit of Sign Posting

Case Number: PZ-19-00204-02

Project Name: Miramonte Presidio Tract M

Applicant Name: Miramonte Presidio, LLC

Location: 2940 S. Woody Mountain Rd. Flagstaff, AZ. 86001

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall post signs as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property <sup>10</sup> ~~15~~ days prior to the <sup>neighborhood meeting</sup> hearing and to update the hearing information on the sign until final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within seven (7) days after the final disposition of the case.

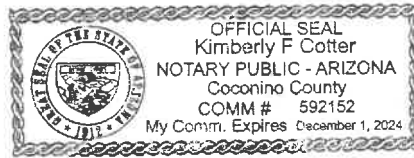
I confirm that the site has been posted as detailed in Section 10-20.30.080 of the Zoning Code as well as the Public Hearing Notice Sign Specifications included in this application for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's/Representative's Signature: Charly Dee

SUBSCRIBED AND SWORN before me this 25<sup>th</sup> day of May, 2021 by:

Kimberly F Cotter  
Notary Public



My Commission Expires:  
12/1/24

### Public Hearing Notice Sign Specification

- The sign shall be a minimum of 3 feet x 3 feet in size.
- The sign shall be constructed of laminated coroplast, laminated plywood, or other suitable construction material.
- The sign shall have a white background with black lettering. The least expensive process is laminated direct printing.
- The minimum lettering size shall be 1.2 inch for lowercase and 1 inch for upper case.
- The words “Public Hearing” shall be a minimum of 2 inches in size (Sign lettering should be formatted to match the example below).
- The content of the sign shall match the example below and include specific case details.
- The sign shall be securely fastened to wooden or metal stakes.
- The applicant is responsible for maintaining the integrity and accuracy of the sign.
- The height of the sign shall be at least 4 feet from finished grade to top of sign and shall not be obstructed from view.

<p style="text-align: center;"><b>City of Flagstaff</b></p> <p style="text-align: center;"><b>PUBLIC HEARING</b></p> <p style="text-align: center;"><b>Planning and Zoning Commission: (Date and Time)</b></p> <p style="text-align: center;"><b>LOCATION OF HEARING(S):</b></p> <p style="text-align: center;"><b>REQUEST:</b></p> <p style="text-align: center;"><b>PROPOSAL:</b></p> <p style="text-align: center;"><b>GENERAL LOCATION:</b></p> <p style="text-align: center;"><b>SIZE OF SITE:</b></p> <p style="text-align: center;"><b>CASE#</b></p> <p style="text-align: center;"><b>APPLICANT/CONTACT:</b></p> <p style="text-align: center;"><b>PHONE #:</b></p> <p style="text-align: center;"><b>Planning &amp; Development Services Department: 928-213-2600</b></p> <p style="text-align: center;">Posting Date:</p>
---

Affidavit of Notifications to Affected Property Owners

Case Number: P2-19-00204-02

Project Name: Miramonte Presidio Tract M

Applicant Name: Miramonte Presidio, LLC

Location: 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001

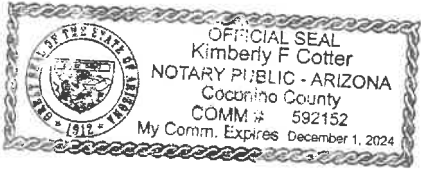
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Flagstaff shall notify affected property owners as prescribed by Section 10-20.30.080 of the City of Flagstaff Zoning Code. It shall be the responsibility of the applicant to establish a list of the names and addresses of persons who require notification of a public hearing as established in sections 10-20.30.60.(A).3, 10-20.30.60.(B), and 10-20.30.60.(C) of the Zoning Code, and mail a notice of required public hearing via first class mail to each of the persons on the list referenced above no later than 15 days prior to the public hearing date. It shall also be the responsibility of the applicant to submit a notarized copy of the mailing list to the Director prior to the fifteenth day before the public hearing date.

I confirm that the public hearing notifications were mailed as detailed in Section 10-20.30.080 of the City of Flagstaff Zoning Code at least fifteen (15) days prior to the public hearing.

Applicant's/Representative's Signature: Charity Lee

SUBSCRIBED AND SWORN before me this 25<sup>th</sup> day of May, 2021 by:

Kimberly F Cotter  
Notary Public



My Commission Expires:  
12/1/24

## Mailing Notification Instructions

Every mailed notice of a public hearing shall include:

- The date, time, location and purpose of the hearing;
- The name of the body conducting the hearing, and a telephone number to receive additional information;
- The location and times at which the complete application and development file may be viewed by the public;
- The address or location of the subject property;
- A general description of the proposed development or action and the property included in the application;
- A statement that any interested person or authorized agent may appear and be heard;
- A statement describing how and when to submit written comments;
- The existing zone classification; and
- The words "Zoning," "Annexation," or "Conditional Use Permit" as applicable.

Notices of required public hearings shall be sent by first class mail to the following persons:

- Each real property owner (if different from the applicant) as shown on the last assessment of the property, of any land within the areas subject to the application for which the public hearing is required.
- Each real property owner (if different from the applicant) as shown on the last assessment of the property of any land which is located within 300 feet of the property subject to the application for which the public hearing is required. The Director may expand the notification area based on the location and context of the subject property if it is determined that the potential impact of the development extends beyond the required notification boundary.
- The situs or actual address of all tenants and residents living on the subject property.
- All local government agencies which have reviewed and commented on the proposed development or Zoning Map amendment or which abut the subject property.

Additional noticing requirements:

In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided as described in subsections (2) and (3) below:

- A 10 percent or more increase or decrease in the number of square feet or units that may be developed.
- A 10 percent or more increase or reduction in the allowable height of buildings.
- An increase or reduction in the allowable number of stories of buildings.
- A 10 percent or more increase or decrease in setback or open space requirements.
- An increase or reduction in permitted uses.

2. Notice shall be sent to all persons or groups whose names are on the registry of persons and groups described in subsection (B) of this section who are interested in receiving such notice.

3. Notice shall be provided to real property owners in compliance with at least one of the following notification procedures:

- Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property would be directly governed by the changes.
- Notice shall be included with water bills or other City mass mailings.
- Notice shall be published in a newspaper of general circulation published or circulated in the City in the form of a "display ad" covering not less than one-eighth of a full page.



May 24, 2021

**Via First Class Mail**

**RE: Invitation for Citizen Participation Neighborhood Meeting  
For: Conditional Use Permit  
Property Owner: Miramonte Presidio, LLC ("Miramonte")  
Project Name: Presidio in the Pines-Tract M  
Project No. MES #15159  
Property Address: 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001  
A.P.N.: 112-62-483**

**Dear Neighbors and Interested Parties:**

We are pleased to invite you to a virtual Neighborhood Meeting, as an opportunity for you to provide your comments related to the request for a Conditional Use Permit for the property located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001.

Miramonte Presidio, LLC ("Miramonte") is the owner of the 2.77-acre property and proposes to build three, (3) story apartment buildings, offering 39 residential units ranging in size from 514-1064 SF, the buildings will total 19,650 SF. The project will be a Planned Residential Development (PRD) using the following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type with density per acre of 14.09 units and the lot coverage of 12.6%. A Conditional Use Permit is required for the PRD in the HC zone. The intent is to plat the condominium units.

At the meeting, we will share additional documents and information about the project. The meeting structure will include an introduction of the project, optional written contribution from attendees, discussion of attendees' written contribution, and an opportunity for discussion with the various project team members.

**The meeting will be held virtually**

**Monday, June 7th, 2021  
at 5:00PM**

To attend the meeting, login to the zoom link.

<https://us02web.zoom.us/j/85028306631?pwd=aG9aUEZFRHc5SHZaWjYzT2ZWVBRQT09>

or dial in: 1-346-248-7799 US

Meeting ID: 850 2830 6631

Passcode: 725157



Interested persons may submit their comments/questions in advance of the meeting to, Charity Lee, [clee@miramontehomes.com](mailto:clee@miramontehomes.com), or by mail at Miramonte Homes, 102 S. Mikes Pike, Flagstaff, AZ. 86001. For more information call (928)600-3594.

**For Additional Information Contact:**

Tiffany Antol, Planning Development Manager  
City of Flagstaff, Community Development Department  
211 W. Aspen Avenue, Flagstaff, Arizona, 86001  
[tantol@flagstaffaz.gov](mailto:tantol@flagstaffaz.gov)  
(928) 213-2605

The developer, Miramonte Presidio, LLC, engineering team, and City of Flagstaff planning representatives will be available at the meeting to answer your questions.

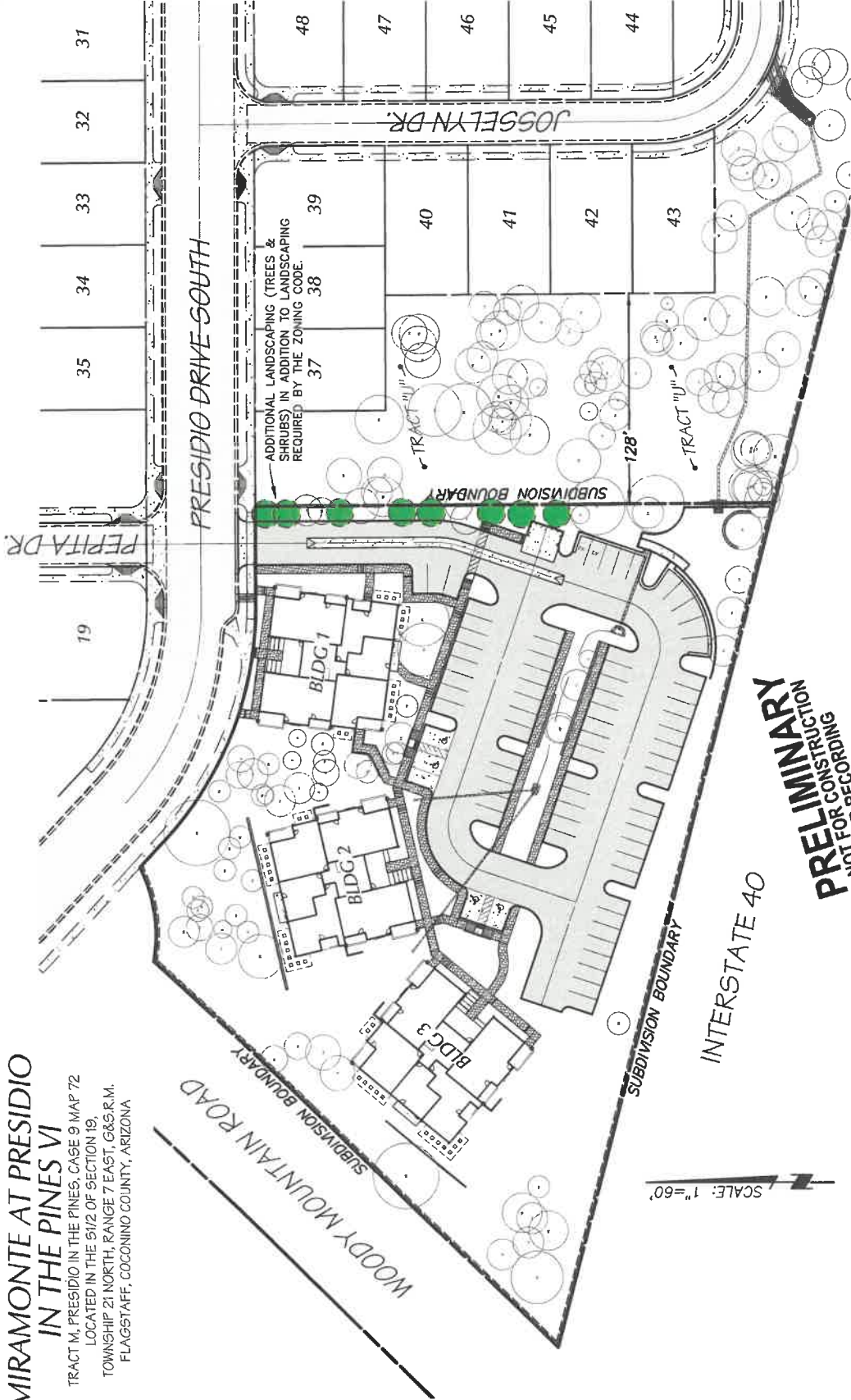
Sincerely,

Charity Lee  
Land Acquisition and Development Manager  
Miramonte Homes  
102 S. Mikes Pike St.  
Flagstaff, Az 86001  
(928)600-3594  
[clee@miramontehomes.com](mailto:clee@miramontehomes.com)

Encl.  
Vicinity Map  
Site Plan Exhibit  
Architectural Drawings  
Assessor's Map

**MIRAMONTE AT PRESIDIO  
IN THE PINES VI**

TRACT M, PRESIDIO IN THE PINES, CASE 9 MAP 72  
LOCATED IN THE SW/2 OF SECTION 19,  
TOWNSHIP 21 NORTH, RANGE 7 EAST, G&G.R.M.  
FLAGSTAFF, COCONINO COUNTY, ARIZONA



SCALE: 1"=60'



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
NOT FOR RECORDING

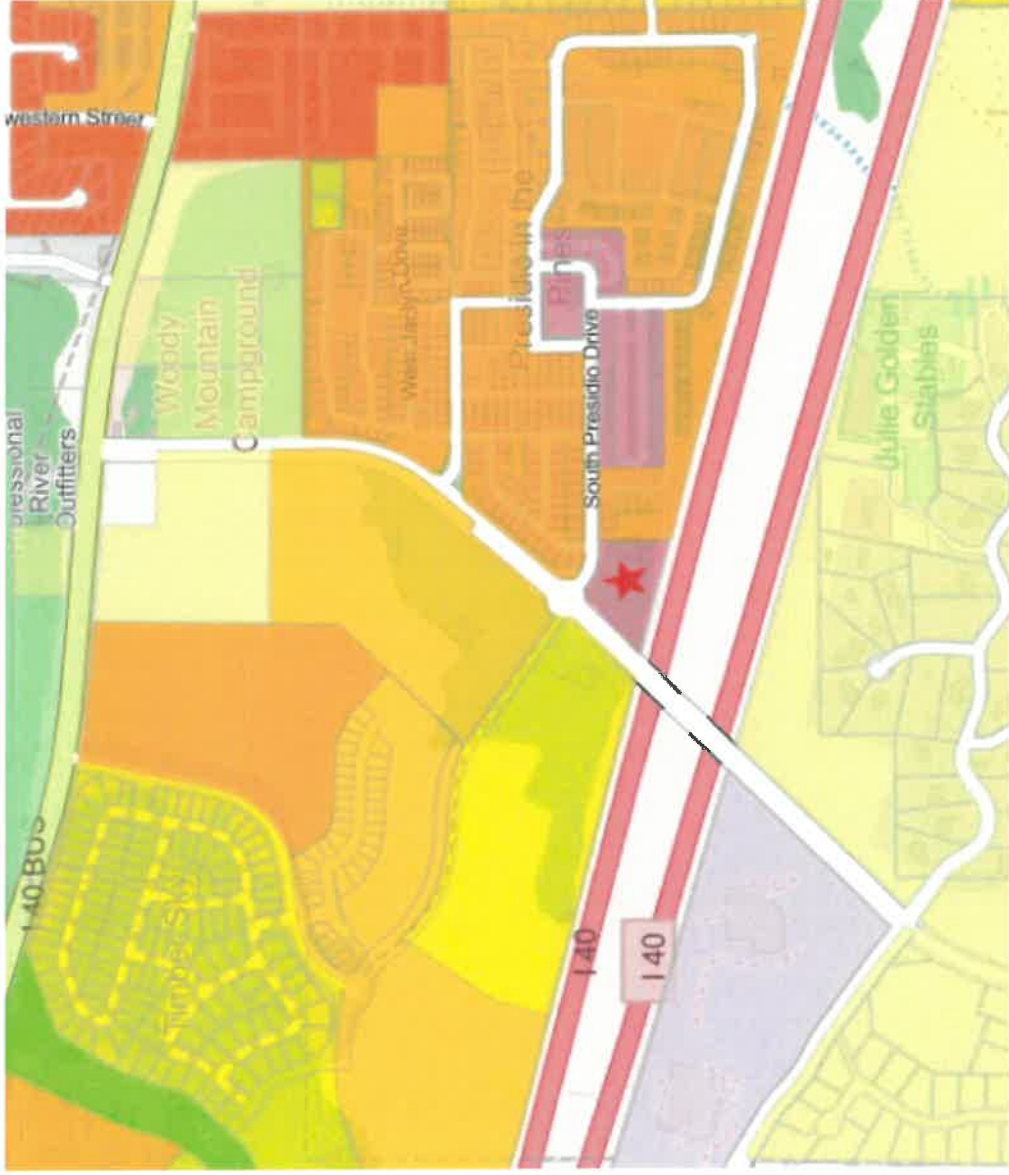
**Mogollon ENGINEERING**  
All W. Santa Fe Avenue  
Flagstaff, Arizona 86001  
Phone: 928-214-2214

**Mogollon ENGINEERING**  
Mogollon ENGINEERING

DATE: 5/21/21  
PROJECT NO. 18194  
REVISIONS:  
DRAWN BY: MME  
CHECKED BY: RDB  
VERT. SCALE: N/A  
HOR. SCALE: 1"=60'

MIRAMONTE  
AT PRESIDIO IN THE PINES VI  
LANDSCAPE EXHIBIT  
5/21/21  
MES#16154

**Project Name: Presidio in the Pines- Tract M**  
**Project Number: PZ-19-00204-02**  
**A.P.N 112-62-483**



- Highway Commercial (HC)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Single-family Residential (R1)
- Rural Residential (RR)
- Research and Development (RD)
- Manufactured Housing (MH)
- Public Facility (PF)

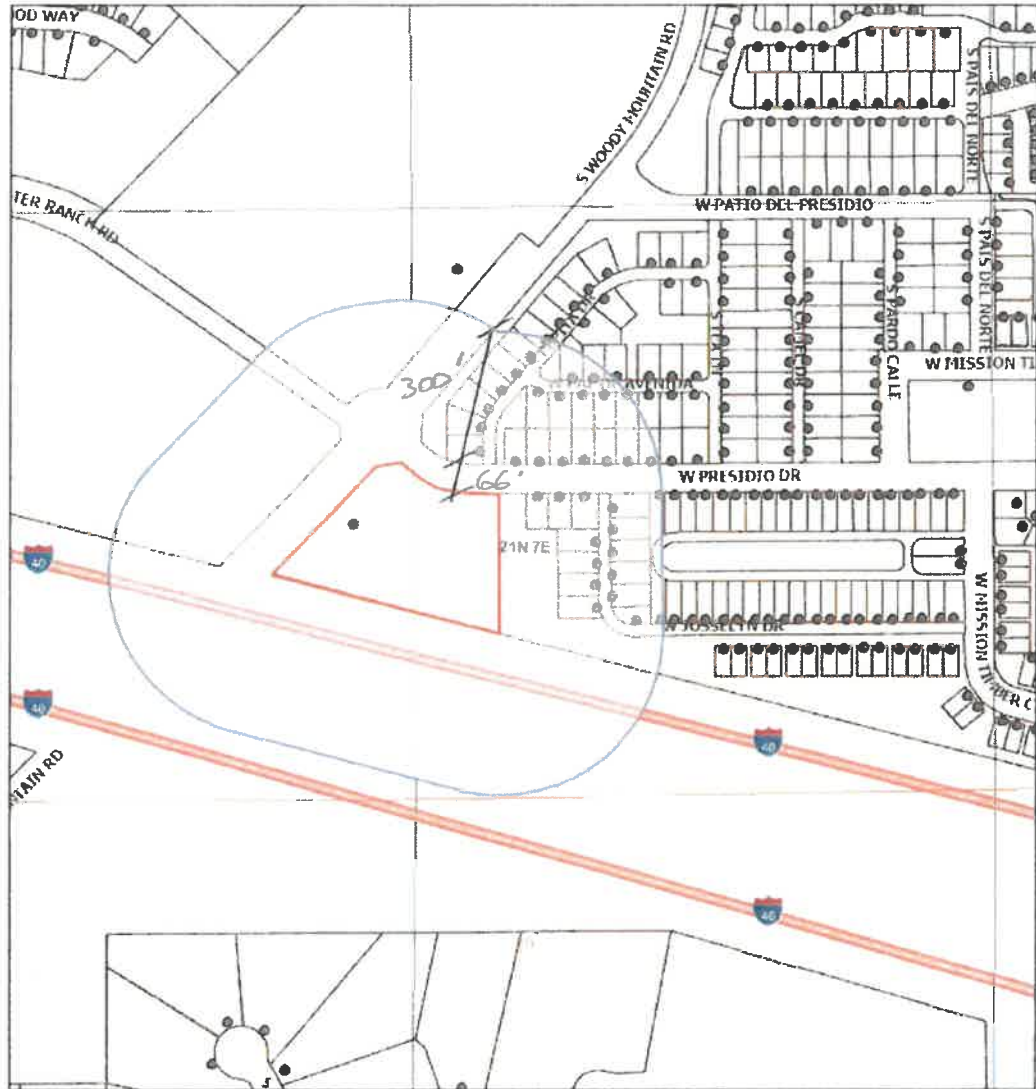


# Parcel Report

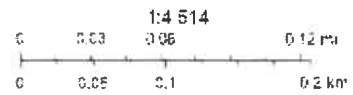
## Area of Interest (AOI) Information

Area : 1,081,998.74 ft<sup>2</sup>

Apr 7 2021 11:13:43 Mountain Standard Time



- |                         |                       |
|-------------------------|-----------------------|
| County Boundary         | <b>Land Ownership</b> |
| Municipal Boundaries    | Private               |
| Coconino County Parcels | Private               |
| <b>Addresses</b>        | State Trust           |
| ● Primary               | PLSS Intersected      |
| ● Secondary             | PLSS Section          |



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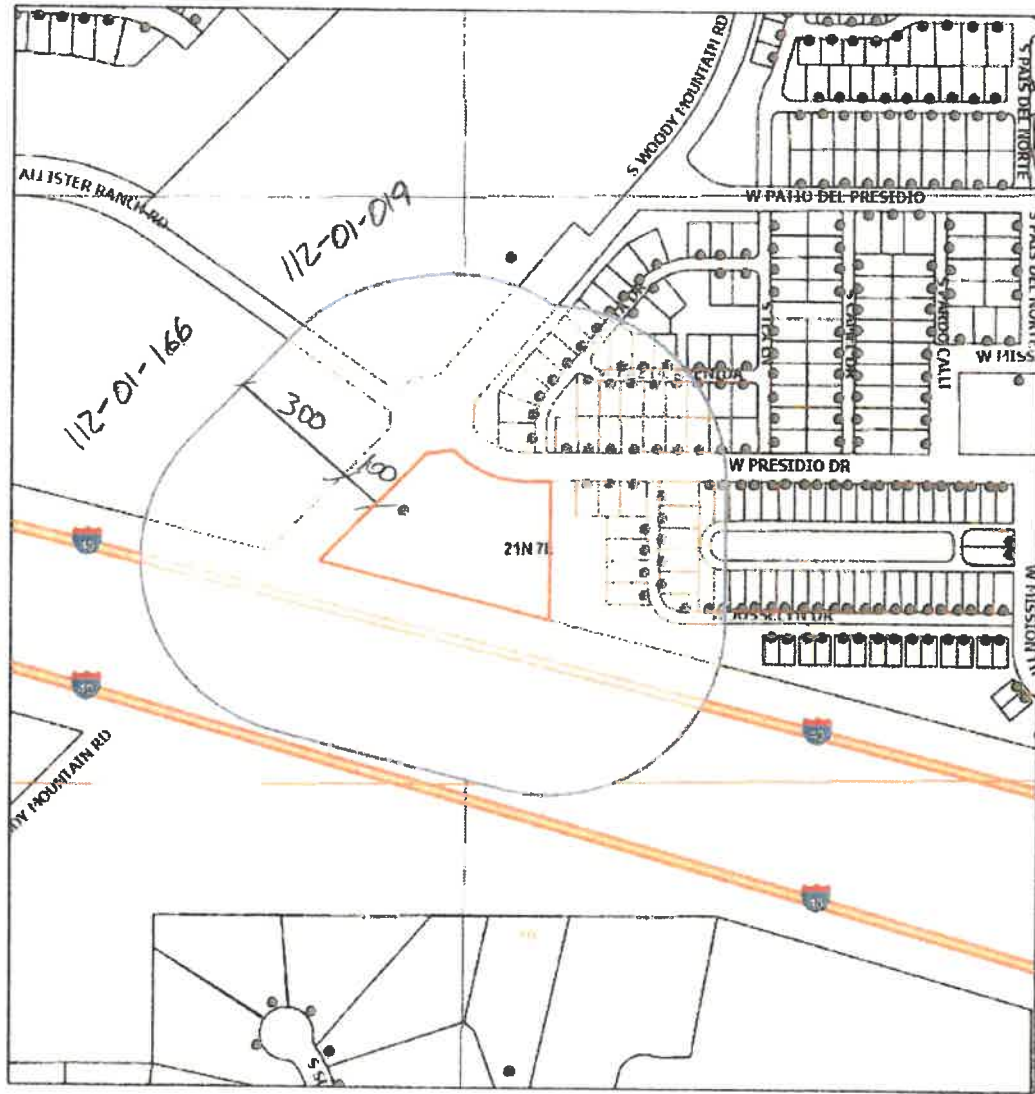


# Parcel Report

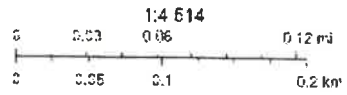
## Area of Interest (AOI) Information

Area : 1,215,651.78 ft<sup>2</sup>

Apr 7 2021 11:01:52 Mountain Standard Time



- |                         |                       |
|-------------------------|-----------------------|
| County Boundary         | <b>Land Ownership</b> |
| Municipal Boundaries    | Private               |
| Coconino County Parcels | Private               |
| <b>Addresses</b>        | State Trust           |
| ● Primary               | PLSS Intersected      |
| ○ Secondary             | PLSS Section          |



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400'  
100' ROW

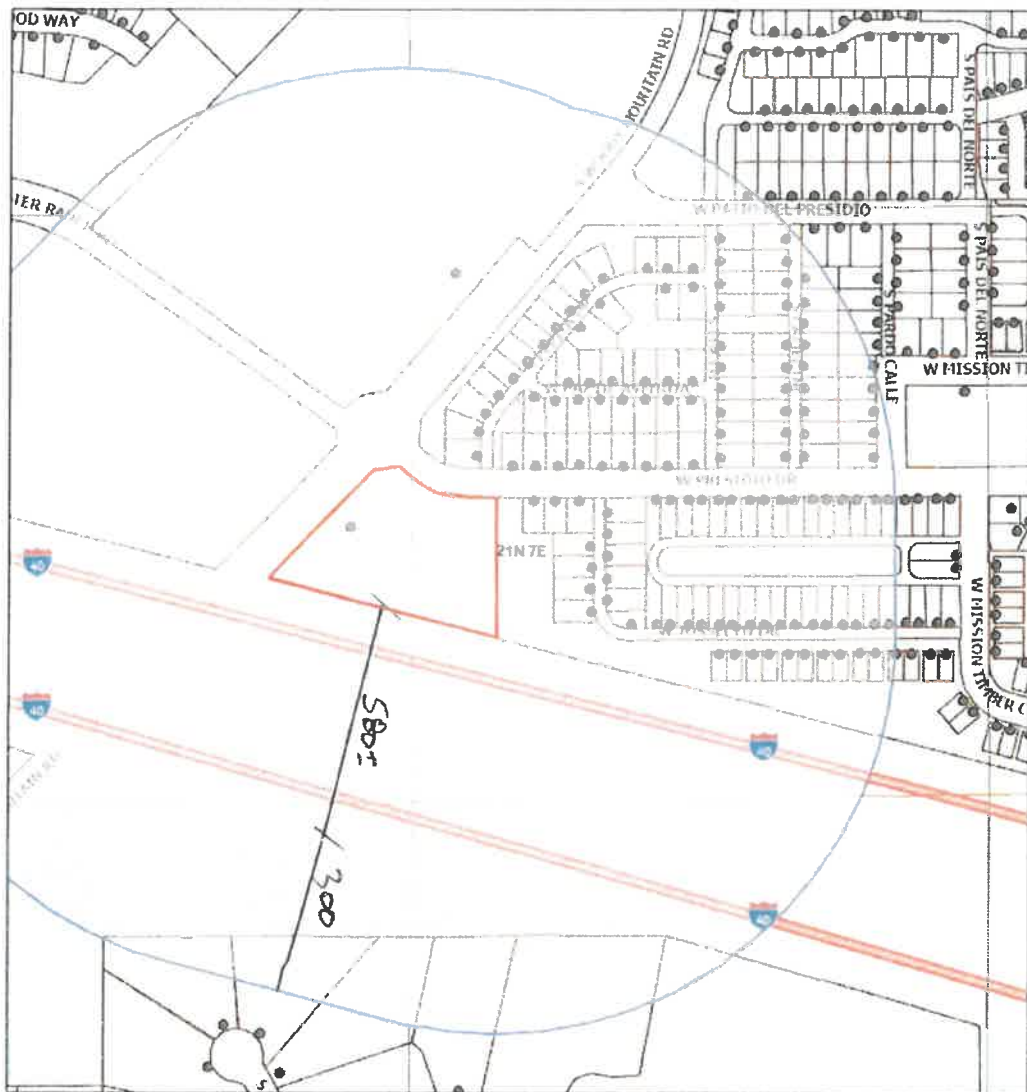


# Parcel Report

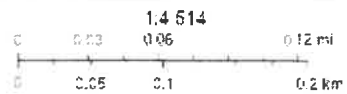
## Area of Interest (AOI) Information

Area : 3,988,314.18 ft<sup>2</sup>

Apr 7 2021 11:10:45 Mountain Standard Time

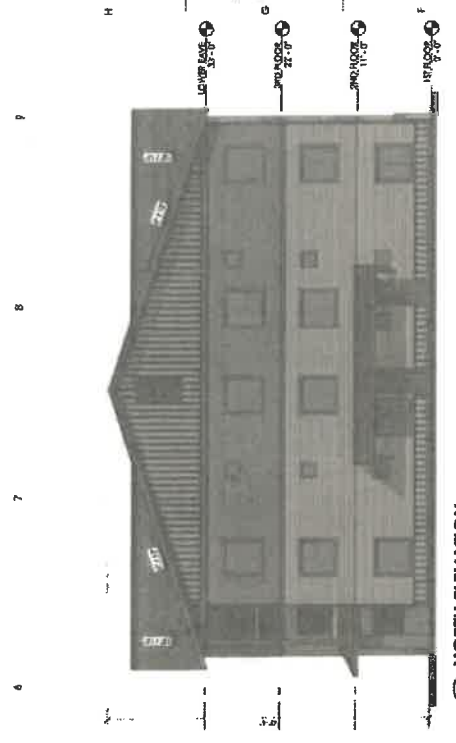


- |                        |                       |
|------------------------|-----------------------|
| County Boundary        | <b>Land Ownership</b> |
| Municipal Boundaries   | Private               |
| Cochise County Parcels | Private               |
| <b>Addresses</b>       | State Trust           |
| ● Primary              | PLSS Intersected      |
| ● Secondary            | PLSS Section          |

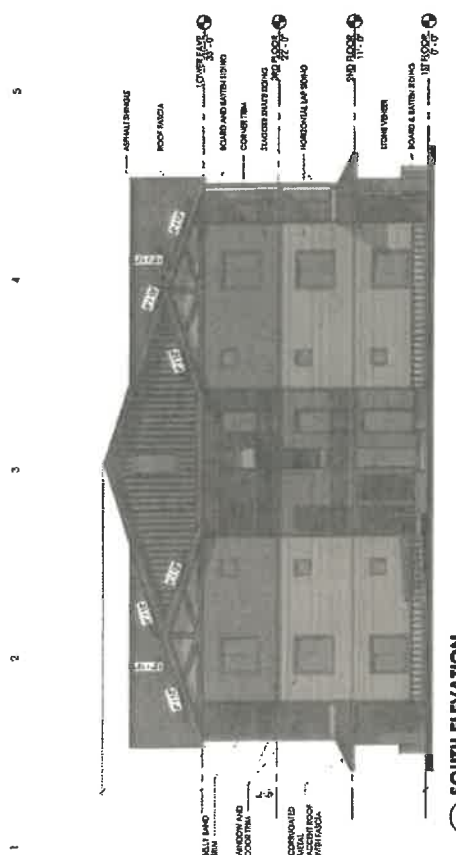


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 Date: 04/07/2021 11:10:45

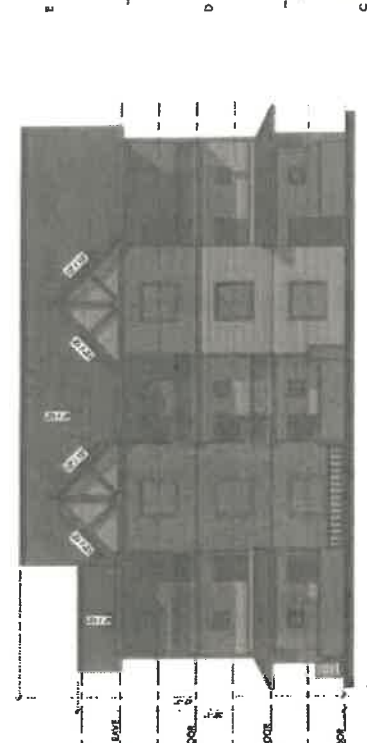




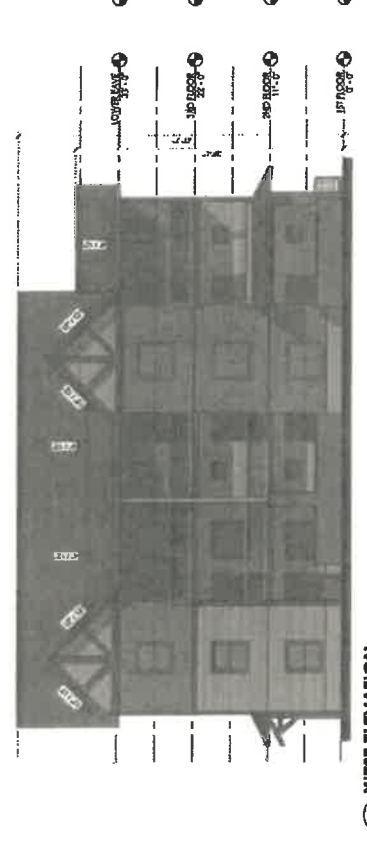
**(E6)** NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**(E1)** SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**(A6)** EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



**(A1)** WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

**CONCEPTUAL**

A	PROJECT NO:	18001
	DATE:	05/11/2019
B	DESIGNED BY:	GLHN
	CREATED BY:	5/11/2019
<p>PROJECT NAME: MIRAMONTE HOMES                  ADDRESS: 107 E. BROADWAY BLVD. TUCSON, AZ 85714                  ARCHITECT: GLHN ARCHITECTS &amp; ENGINEERS, INC.                  DATE: 5/11/2019</p>		
<p><b>AB113</b>                  CONCEPTUAL</p>		

A	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5	Scheme 6	Scheme 7	Scheme 8	Scheme 9
	Redwood Brown Timber Oak Redwood Dark Brown	Redwood Dark Brown Plywood Panel Redwood Dark Brown	Redwood Brown Medium Stain Redwood Dark Brown	Redwood Brown Dark Stain Redwood Dark Brown	Redwood Brown Medium Stain Redwood Dark Brown	Redwood Brown Medium Stain Redwood Dark Brown	Redwood Brown Medium Stain Redwood Dark Brown	Redwood Brown Medium Stain Redwood Dark Brown	Redwood Brown Medium Stain Redwood Dark Brown
B	Redwood Brown	Redwood Dark Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown
	Timber Oak	Plywood Panel	Medium Stain	Dark Stain	Medium Stain	Medium Stain	Medium Stain	Medium Stain	Medium Stain
C	Redwood Dark Brown	Redwood Dark Brown	Redwood Dark Brown	Redwood Dark Brown	Redwood Dark Brown	Redwood Dark Brown	Redwood Dark Brown	Redwood Dark Brown	Redwood Dark Brown
	Timber Oak	Plywood Panel	Medium Stain	Dark Stain	Medium Stain	Medium Stain	Medium Stain	Medium Stain	Medium Stain
D	Redwood Brown	Redwood Dark Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown
	Timber Oak	Plywood Panel	Medium Stain	Dark Stain	Medium Stain	Medium Stain	Medium Stain	Medium Stain	Medium Stain
E	Redwood Brown	Redwood Dark Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown	Redwood Brown
	Timber Oak	Plywood Panel	Medium Stain	Dark Stain	Medium Stain	Medium Stain	Medium Stain	Medium Stain	Medium Stain

Colton Slate	Caliche Slate	Redwood Dark Brown	Aurora Brown
Colton Slate	Caliche Slate	Redwood Dark Brown	Aurora Brown
Colton Slate	Caliche Slate	Redwood Dark Brown	Aurora Brown
Colton Slate	Caliche Slate	Redwood Dark Brown	Aurora Brown

Redwood Brown	Timber Oak	Redwood Dark Brown	Timber Oak	Redwood Brown	Timber Oak	Redwood Dark Brown	Timber Oak	Redwood Brown	Timber Oak
Redwood Brown	Timber Oak	Redwood Dark Brown	Timber Oak	Redwood Brown	Timber Oak	Redwood Dark Brown	Timber Oak	Redwood Brown	Timber Oak



April 29, 2021

**Via First Class Mail**

**RE: Invitation for Citizen Participation and Feedback  
For: Conditional Use Permit  
Property Owner: Miramonte Presidio, LLC ("Miramonte")  
Project Name: Presidio in the Pines-Tract M  
Project No. PZ-17-00227-03  
Property Address: 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001  
A.P.N.: 112-62-483**

**Dear Neighbors and Interested Parties:**

We are pleased to invite you to a virtual Neighborhood Meeting, as an opportunity for you to provide your ideas, suggestions, and comments related to the request for a Conditional Use Permit for the property located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001.

Miramonte Presidio, LLC ("Miramonte") is the owner of the 2.77-acre property and proposes to build three, (3) story apartment buildings, offering 39 residential units ranging in size from 514-1064 SF, the buildings will total 19,650 SF. The project will be a Planned Residential Development (PRD) using the following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type with density per acre of 14.09 units and the lot coverage of 12.6%. A Conditional Use Permit is required for the PRD in the HC zone. The intent is to plat the condominium units

At the meeting, we will share additional documents and information about the project. The meeting structure will include an introduction of the project, optional written contribution from attendees, discussion of attendees' written contribution, and an opportunity for discussion with the various project team members.

**The meeting will be held virtually**

**Monday, May 10, 2021  
at 5:00PM**

To attend the meeting, login to the zoom link.

<https://us02web.zoom.us/j/83968865477?pwd=dU85NkxrbEJ6YVhLcnZGQ3o2RFZuQT09>

or dial in: +1-346-248-7799 US

Meeting ID: 839 6886 5477

Passcode: 708197



Interested persons may submit their comments/questions in advance of the meeting to, Charity Lee, [clee@miramontehomes.com](mailto:clee@miramontehomes.com), or by mail at Miramonte Homes, 102 S. Mikes Pike, Flagstaff, AZ. 86001. For more information call (928)600-3594.

**For Additional Information Contact:**

Genevieve Pearthree, Planning Development Manager  
City of Flagstaff, Community Development Department  
211 W. Aspen Avenue, Flagstaff, Arizona, 86001  
[Genevieve.Pearthree@flagstaffaz.gov](mailto:Genevieve.Pearthree@flagstaffaz.gov)  
(928) 213-2603

The developer, Miramonte Presidio, LLC, engineering team, and City of Flagstaff planning representatives will be available at the meeting to answer any questions you may have as well as listen to your suggestions.

Thank you for your time and consideration.

Sincerely,

Charity Lee  
Land Acquisition and Development Manager  
Miramonte Homes  
102 S. Mikes Pike St.  
Flagstaff, Az 86001  
(928)600-3594  
[clee@miramontehomes.com](mailto:clee@miramontehomes.com)

Encl. Vicinity Map

**Friends of Flagstaff's Future**  
P.O. Box 23462  
Flagstaff, AZ 86002

**Charlie Silver**  
720 West Aspen Avenue  
Flagstaff, AZ 86001

**Northern Arizona Association of Realtors, Jeffrey Herd**  
1515 East Cedar Avenue, Suite C-4  
Flagstaff, AZ 86004

**Maury Herman**  
Coast and Mountain Properties  
3 North Leroux Street  
Flagstaff, AZ 86001

**Jess McNeely**  
**Coconino County Community Development**  
2500 N Fort Valley Rd. Bldg 1  
Flagstaff, Az 86001-1287

**Rachel Bass**  
3083 W. Easterday Lane  
Flagstaff 86001

**Mary Beth Dreusike**  
US Navy, Intergovernmental Branch  
850 Pacific Highway  
Building 1 – 5<sup>th</sup> Floor, Suite 513  
San Diego, CA 92132

**Nat White**  
1120 North Rockridge Road  
Flagstaff, AZ 86001

**Northern Arizona Building Association**  
1500 East Cedar Avenue, Suite 86  
Flagstaff, AZ 86004

**Tish Bogan-Ozmun**  
5271 Mt. Pleasant Drive  
Flagstaff, AZ 86004

**Jay Christelman**  
**Coconino County Community Development**  
2500 N Fort Valley Rd. Bldg 1  
Flagstaff, Az 86001-1287

**Steve Finch**  
Flagstaff Lodging, Restaurant &  
Tourism Association  
PO Box 30622

**Norm Wallen**  
3716 N Grandview  
Flagstaff, Az 86004

**Dorenda Coleman**  
Arizona Army National Guard, AZAA-  
FMO  
5636 E McDowell Rd, M5330  
Phoenix, AZ 85008

**Michele A. James**  
Executive Director  
Friends of Flagstaff's Future  
P.O. Box 23462  
Flagstaff, Arizona 86002

**Betsy McKellar**  
330 S Ash Lane  
Flagstaff, AZ 86004

**Marilyn Weissman**  
1055 East Apple Way  
Flagstaff, AZ 86001

**Tyler Denham**  
800 W Forest Meadows St, Apt 119  
Flagstaff, AZ 86001

**Adrian Skabelund**  
819 West Grand Canyon Ave.  
Flagstaff, AZ 86001

**Celia Barotz**  
3354 N Crest Street  
Flagstaff, AZ 86001

**David Carpenter**  
495 S River Run Suite 100  
Flagstaff, AZ 86001

Mount Calvary Lutheran Church  
2605 N Ft Valley Rd  
Flagstaff AZ 86001

Gregory Lucero  
2927 W Presidio Dr  
Flagstaff AZ 86001

Kristin Wiebe  
2924 W Presidio Dr  
Flagstaff AZ 86001

Kissinger Marvin & Ileana Living Trust  
2597 W Josselyn Dr  
Flagstaff AZ 86001

Rhods Trust  
1405 Stone Meadow Dr  
Camarillo CA 93010

Lance Rohs  
2602 W Josselyn Dr  
Flagstaff AZ 86001

Jahn Family Living Trust  
536 E Ames Pl  
Phoenix AZ 85004

Nicholas Vascassenno  
8423 W Mary Ann Dr  
Peoria AZ 85382

Julia Reynolds  
PO Box 3944  
Flagstaff AZ 86003

Aeme Remo LLC  
2313 E Scarlet Bugler Cir  
Payson AZ 85541

Gheorghe Pertea  
2919 W Presidio Dr  
Flagstaff AZ 86001

Millie Brockie  
PO Box 1608  
Tuba City AZ 86045

Ryan Carpenter  
2920 W Presidio Dr  
Flagstaff AZ 86001

David Boateng  
2593 W Josselyn Dr  
Flagstaff AZ 86001

Vaughan Winborne Jr  
PO Box 1538  
Flagstaff AZ 86002

Barbara Ralston  
2514 E Heatherbrae Dr  
Phoenix AZ 85016

David Farrell  
8375 S Pepita Dr  
Flagstaff AZ 86001

Rozell Trust  
6322 W Megan St  
Chandler AZ 85226

Gershon A Ash  
9 Pappagallo Pt  
Aliso Viejo CA 92656

Yazzie Brown  
2946 S Tex Ln  
Flagstaff AZ 86001

Conger Mccants Family Trust  
2923 W Presidio Dr  
Flagstaff AZ 86001

Donald Zetich  
2928 W Presidio Dr  
Flagstaff AZ 86001

Lisa Galyen  
2601 W Josselyn Dr  
Flagstaff AZ 86001

Roy Tolby  
227 N Tonto Trl  
Payson AZ 85541

Vimal Swarup  
6040 Laurel Loop  
Flagstaff AZ 86004

Otzen Linda M Trust  
2910 S Pepita Dr  
Flagstaff AZ 86001

Andrew Herrock  
2912 Esmerelda Dr  
Bullhead City AZ 86429

Naoko Taguchi  
2922 S Tex Ln  
Flagstaff AZ 86001

Mumme Living Trust  
2367 E Mahogany Pl  
Chandler AZ 85249

Vij Living Trust  
3636 E Shomi St  
Phoenix AZ 85044

Scott Summers  
2918 S Pepita Dr  
Flagstaff AZ 86001

Geoffrey T Sitch  
330 E Pierce St 2601  
Phoenix AZ 85004

Brendon Cook  
2916 W Paz De Avenida  
Flagstaff AZ 86001

Robert A Davis  
2912 W Paz De Avenida  
Flagstaff AZ 86001

James Phillips  
6 Indian Paintbrush Dr  
Bozeman MT 59718

Emily Patch  
2904 W Paz De Avenida  
Flagstaff AZ 86001

Jonathan Chang  
2900 W Paz De Avenida  
Flagstaff AZ 86001

Cal Hamren  
20735 N 62Nd Dr  
Glendale AZ 85308

John Morgan  
2919 S Pepita Dr  
Flagstaff AZ 86001

Ryan Baker  
2923 S Pepita Dr  
Flagstaff AZ 86001

Roland Shay  
2927 S Pepita Dr  
Flagstaff AZ 86001

Kimberly Vera  
2931 S Pepita Dr  
Flagstaff AZ 86001

Joseph Hammer  
2935 S Pepita Dr  
Flagstaff AZ 86001

Kristen A Bennett  
2939 S Pepita Dr  
Flagstaff AZ 86001

Patrick Biggerstaff  
2943 S Pepita Dr  
Flagstaff AZ 86001

Francis Bamford  
2947 S Pepita Dr  
Flagstaff AZ 86001

Brandon S Johnson  
2951 S Pepita Dr  
Flagstaff AZ 86001

Crystal Dehoag  
2955 S Pepita Dr  
Flagstaff AZ 86001

Allen George  
2959 S Pepita Dr  
Flagstaff AZ 86001

Donald Fogle  
2236 Manzanita Dr  
Lakeside AZ 85929

Ronald Rosenfeld  
8118 E Smokehouse Trl  
Scottsdale AZ 85266

Van Nunley Sr  
2917 W Paz De Avenida  
Flagstaff AZ 86001

Erin Strout  
2913 W Paz De Avenida  
Flagstaff AZ 86001

2909 Presidio Pines LLC  
9733 W Mountain View Rd  
Peoria AZ 85345

Fox Family Trust  
536 W Rancho Dr  
Phoenix AZ 85013

Gustavo Rodriguez  
2901 W Paz De Avenida  
Flagstaff AZ 86001

Pauli Kiehne  
2897 W Paz De Avenida  
Flagstaff AZ 86001

Jeffrey Smith  
2899 W Presidio Dr  
Flagstaff AZ 86001

Matthew Sieg  
2903 W Presidio Dr  
Flagstaff AZ 86001

Sarah Hammer  
2907 W Presidio Dr  
Flagstaff AZ 86001

Adam Zerger  
2954 S Tex Ln  
Flagstaff AZ 86001

Niraja Patel  
2958 S Tex Ln  
Flagstaff AZ 86001

Michael H Lavelle  
2736 W Pico Del Monte Cir  
Flagstaff AZ 86001

Mario Martusciello  
4962 S Topaz Rd  
Flagstaff AZ 86005

Brian Hanabury  
2949 S Camel Dr  
Flagstaff AZ 86001

Paul Giambalvo  
PO Box 2745  
Flagstaff AZ 86003

Rusty Javelina Investments LLC  
1220 E Seminole Dr  
Phoenix AZ 85022

Wendell J Geist  
7248 E Broken Rock Loop  
Flagstaff AZ 86004

Decker Francis P & Deborah A Rev  
Trust  
23205 Coso  
Mission Viejo CA 92692

Matthew Thomas  
2925 S Camel Dr  
Flagstaff AZ 86001

Girija Dasmahapatra  
2921 S Camel Dr  
Flagstaff AZ 86001

John Robbins  
2917 S Camel Dr  
Flagstaff AZ 86001

Daniel Cunningham  
5419 W Creedance Blvd  
Glendale AZ 85310

Brian Winburn  
PO Box 2426  
Flagstaff AZ 86003

Elena Ten  
2730 W Jaclyn Dr  
Flagstaff AZ 86001

Bailey Trust  
1552 W Saltsage Dr  
Phoenix AZ 85045

Christian Schroeder  
2722 W Jaclyn Dr  
Flagstaff AZ 86001

Richard Meiners  
221 Ina St PO Box 60181  
Fairbanks AK 99706

Ian Poole  
2714 W Jaclyn Dr  
Flagstaff AZ 86001

Amestoy Family Trust  
1112 Dysart Dr  
Banning CA 92220

Helen Chan  
2706 W Jaclyn Dr  
Flagstaff AZ 86001

Kyle Winfree  
2781 W Pico Del Monte Cir  
Flagstaff AZ 86001

Jon Leonard  
PO Box 2302  
Flagstaff AZ 86003

Geraghty Trust  
4750 Devonport Cir  
Yorba Linda CA 92887

Elijah Kim  
2793 W Pico Del Monte Cir  
Flagstaff AZ 86001

J & L Family Trust  
2797 W Pico Del Monte Cir  
Flagstaff AZ 86001

Matthew R Brosius  
16436 N 51St St  
Scottsdale AZ 85254

Michael Rael  
2805 W Pico Del Monte Cir  
Flagstaff AZ 86001

Sean Strain  
2809 W Pico Del Monte Cir  
Flagstaff AZ 86001

Gabriel J Sherinian  
21 W Pine Ave  
Flagstaff AZ 86001

Bahraini Living Trust  
5230 E Orchid Ln  
Paradise Valley AZ 85253

Sanjay Patel  
2821 W Pico Del Monte Cir  
Flagstaff AZ 86001

Jon Shereck  
2824 W Pico Del Monte Cir  
Flagstaff AZ 86001

Timothy Brown  
2820 W Pico Del Monte Cir  
Flagstaff AZ 86001

Rahmi Oklu  
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Chandler AZ 85249

Lynette M Miller  
550 S Blackbird Roost 17  
Flagstaff AZ 86001

James Ohlau  
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Phoenix AZ 85044

Brotschi Living Trust  
1962 E Canyon Way  
Chandler AZ 85249

Emily Mace  
2792 W Pico Del Monte Cir  
Flagstaff AZ 86001

Jeremy Kingsbury  
2788 W Pico Del Monte Cir  
Flagstaff AZ 86001

Charles Hammersley  
2305 W Mission Timber Cir  
Flagstaff AZ 86001

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T & L Investments Trust  
31805 Temecula Pkwy No 595  
Temecula CA 92592

Clatterbuck Family Trust  
251 S Alanna Ct  
Chino Valley AZ 86323

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300-407  
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Ara Nowack  
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Flagstaff AZ 86001

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2107 E Pasadena Ave  
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Vivian Collins  
2361 W Mission Timber Cir  
Flagstaff AZ 86001

Joel Lozano  
2365 W Mission Timber Cir  
Flagstaff AZ 86001

Odonnell T & S Fam Trust  
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Sun Lakes AZ 85248

Douglas Hare  
2373 W Mission Timber Cir  
Flagstaff AZ 86001

Myles Abramowitz  
2377 W Mission Timber Cir  
Flagstaff AZ 86001

Berman Ami & Brenda Family Trust  
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Flagstaff AZ 86001

Steven Burrell  
2385 W Mission Timber Cir  
Flagstaff AZ 86001

Bruce Higgins  
2389 W Mission Timber Cir  
Flagstaff AZ 86001

Michael Vogler  
2398 W Mission Timber Cir  
Flagstaff AZ 86001

Jaime Thurgood  
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Richard Jessee  
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Flagstaff AZ 86001

Shawn Wood  
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Michael Gehrman  
2286 W Mission Timber Cir  
Flagstaff AZ 86001

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2888 S Pantano Seco Ln  
Flagstaff AZ 86001

Jarod Evans  
2900 S Pantano Seco Ln  
Flagstaff AZ 86001

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10838 N 10Th Pl  
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Phelan CA 92329

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Schwister Family Trust  
9938 E Cactus Trl  
Scottsdale AZ 85255

Maxwell Wallace  
2870 S Pantano Seco Ln  
Flagstaff AZ 86001

Rielly Boyd  
2892 S Pantano Seco Ln  
Flagstaff AZ 86001

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Timnath CO 80547

Arthur Haduch  
19157 N Cathedral Point Ct  
Surprise AZ 85387

Raymond Stead II  
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Flagstaff AZ 86001

Joshua Kuhn  
2390 W Mission Timber Cir  
Flagstaff AZ 86001

Anne Nichols  
2358 W Mission Timber Cir  
Flagstaff AZ 86001

Veronica Hipolito  
2346 W Mission Timber Cir  
Flagstaff AZ 86001

Fernando Jimenez  
12849 N Steamboat Dr  
Marana AZ 85653

Schwimmer-Denmark Trust  
6139 E Calle Del Media  
Scottsdale AZ 85251

Cole Charlebois  
2884 S Pantano Seco Ln  
Flagstaff AZ 86001

Sarah Bemiss  
2896 S Pantano Seco Ln  
Flagstaff AZ 86001

Joseph Gilliam  
24112 Snipe Ln  
Laguna Niguel CA 92677

Lauren Budzinski  
2940 S Camel Dr  
Flagstaff AZ 86001

Lisa D Gibbs  
1605 Barry Hance Cir  
Grand Canyon AZ 86023

Richard Pogue  
2924 S Camel Dr  
Flagstaff AZ 86001

Nicholas Blain  
2879 W Patio Del Presidio  
Flagstaff AZ 86001

Mccormick Trust  
2931 S Pardo Calle  
Flagstaff AZ 86001

Garrett Austin  
2943 S Pardo Calle Dr  
Flagstaff AZ 86001

Brandon Sufia  
3650 E Lake Mead Blvd No 257  
Las Vegas NV 89115

Matthew Curtis  
2187 W Mission Timber Cir  
Flagstaff AZ 86001

Louis R Cirelli  
2933 S Pais Del Norte  
Flagstaff AZ 86001

Peter Brown  
2921 S Pais Del Norte  
Flagstaff AZ 86001

Preston Ellis  
2445 W Pollo Cir  
Flagstaff AZ 86001

Karen Van Der Veer  
662 N Pine Cliff Dr  
Flagstaff AZ 86001

Shi Hu  
2887 W Patio Del Presidio  
Flagstaff AZ 86001

Chad Norris  
2923 S Pardo Calle Dr  
Flagstaff AZ 86001

Michael Ley  
2935 S Pardo Calle  
Flagstaff AZ 86001

Aaron Coleman  
2947 S Pardo Calle Dr  
Flagstaff AZ 86001

John L Doren  
4191 S Purple Sage Dr  
Chandler AZ 85248

Annette Fredette  
2191 W Mission Timber Cir  
Flagstaff AZ 86001

Rachel Hagensen  
20014 34Th Ave SE  
Bothell WA 98012

Michael Gowanlock  
2932 S Pais Del Norte  
Flagstaff AZ 86001

John Prentice  
2920 S Pais Del Norte  
Flagstaff AZ 86001

Satya B P Karri  
4511 E Burning Tree Ln  
Flagstaff AZ 86004

Gianna Elms  
2883 W Patio Del Presidio  
Flagstaff AZ 86001

Steven Brigham  
2927 S Pardo Calle Dr  
Flagstaff AZ 86001

Venkata R N Yaramasu  
2939 S Pardo Calle  
Flagstaff AZ 86001

Debra Nankivell  
2918 S Pardo Calle  
Flagstaff AZ 86001

Robert Davis  
2921 W Caravaggio Ln  
Phoenix AZ 85086

Timothy Dohse  
2195 W Mission Timber Cir  
Flagstaff AZ 86001

Elizabeth Hoffman  
2925 S Pais Del Norte  
Flagstaff AZ 86001

Brent Upson  
3022 W Night Owl Ln  
Phoenix AZ 85085

Sandra Dunmyer  
2900 W Patio Del Presidio  
Flagstaff AZ 86001

Steve Tkachyk  
3480 N Camino De La Familia  
Tucson AZ 85750

James Mckirdy  
2884 W Patio Del Presidio  
Flagstaff AZ 86001

Chelsea Robb  
2872 W Patio Del Presidio  
Flagstaff AZ 86001

Joseph Weidinger  
2705 W Jaclyn Dr  
Flagstaff AZ 86001

Michael Becenti  
2717 W Jaclyn Dr  
Flagstaff AZ 86001

Kelly-Donohue Living Trust  
1297 Sierry Peaks Dr  
Prescott AZ 86305

Jeffrey Hampton  
2741 W Jaclyn Dr  
Flagstaff AZ 86001

Roxanne Nottingham  
2892 W Pico Del Monte Cir  
Flagstaff AZ 86001

Maggie Matheson  
2876 W Pico Del Monte Cir  
Flagstaff AZ 86001

Anderson Moyers  
1105 W Overland Pass Dr  
Flagstaff AZ 86005

Jeffrey Greene  
2892 W Patio Del Presidio  
Flagstaff AZ 86001

Carroll Vicki J Living Trust  
2880 W Patio Del Presidio  
Flagstaff AZ 86001

Ohana Krr Trust  
PO Box 18621  
Tucson AZ 85731

Daniel Tutay  
2709 W Jaclyn Dr  
Flagstaff AZ 86001

John Boyd III  
3980 Westwood Cir  
Flagstaff AZ 86005

Mellissa H Leborgne  
3654 E Sinclair St  
Phoenix AZ 85050

Stevie Stewart  
6825 E Pearl St  
Mesa AZ 85207

John G Forsythe  
2245 N Elk Run St  
Flagstaff AZ 86004

Winston W Walker  
13450 N Kachina Dr  
Oro Valley AZ 85755

Ryan Hill  
2852 W Pico Del Monte Cir  
Flagstaff AZ 86001

Thomas Tutwiler  
2888 W Patio Del Presidio  
Flagstaff AZ 86001

Brian Booth  
2876 W Patio Del Presidio  
Flagstaff AZ 86001

John Woodruff  
43258 W Maricopa Ave  
Maricopa AZ 85138

Craig Priskorn  
28313 Laura La Plante Dr  
Agoura Hills CA 91301

Susan James  
2725 W Jaclyn Dr  
Flagstaff AZ 86001

Lisa Harris  
PO Box 1782  
Kaibeto AZ 86053

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2857 W Pico Del Monte Cir  
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2772 W Pico Del Monte Cir  
Flagstaff AZ 86001

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2506 W Pollo Cir  
Flagstaff AZ 86001

Beck Family Trust  
2494 W Pollo Cir  
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2412 W Pollo Cir  
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2462 W Pollo Cir  
Flagstaff AZ 86001

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2461 W Pollo Cir  
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2562 W Pollo Cir  
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2550 W Pollo Cir  
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2534 W Pollo Cir  
Flagstaff AZ 86001

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2522 W Pollo Cir  
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2502 W Pollo Cir  
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2490 W Pollo Cir  
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2404 W Pollo Cir  
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Flagstaff AZ 86001

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2558 W Pollo Cir  
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2469 W Pollo Cir  
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2575 W Pollo Cir  
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Flagstaff AZ 86001

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2462 W Clement Cir  
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2466 W Clement Cir  
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2559 W Josselyn Dr  
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2658 W Jaclyn Dr  
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HOMEOWNER'S ASSOC INC  
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## Neighborhood Meeting and Citizen Outreach Plan

April 27, 2021

Via Email (Genevieve Pearthree [Genevieve.Pearthree@flagstaffaz.gov](mailto:Genevieve.Pearthree@flagstaffaz.gov))

Genevieve Pearthree  
City of Flagstaff Planning & Development Services  
211 W. Aspen Ave  
Flagstaff, AZ 86001

RE:    **Project:**        Presidio in the Pines- Tract M  
       **Applicant:**    Miramonte Presidio, LLC

Dear Ms. Pearthree:

In connection with our application for (a) Conditional Use Permit, the applicant, Miramonte Presidio, LLC, (Miramonte) has formulated this Neighborhood Meeting and Citizen Outreach Plan and welcomes feedback from the City of Flagstaff (the "City") regarding any of the details set forth herein. The information herein is intended to comply with relevant portions of the Flagstaff Zoning Code (the "Code"), Section 10-20.30.060.

### Introduction

Miramonte Presidio, LLC is proposing to develop a 2.77-acre parcel located at 2940 S. Woody Mountain Road, Flagstaff, AZ. 86001, Assessor Parcel Number 112-62-483, otherwise known as Tract M. The development will consist of three, (3) story apartment buildings consisting of 39-units. The buildings total 19,650 SF and residential units will range from 514-1,064 SF. The density per acre is 14.09 units and the lot coverage is 12.6%.

The Planned Residential Development (PRD) mechanism will be used, following standards: T4.N2 Transect Zone, Apartment Building Type, and Forecourt Private Frontage Type. As a condition of Civil Plan approval, a Conditional Use Permit (CUP) is required for the PRD in the HC zone.

## Neighborhood Meeting

### A. Purpose

Miramonte understands the purpose of the required neighborhood meeting to encompass the following goals:

- Encourage Miramonte to allow for informed decision making through the dissemination of proposals and alternatives. *See Code Section 10-20.30.060(B)(1).*
- Ensure that Miramonte pursues early and effective citizen participation in conjunction with its applications, giving it the opportunity to understand and try to mitigate any real or perceived impacts its applications may have on the community. *See Code Section 10-20.30.060(B)(2).*
- Ensure that the citizens and property owners within the community have an adequate opportunity to learn about how Miramonte's applications may affect them and to work with Miramonte to resolve concerns at an early stage of the process. *See Code Section 10-20.30.060(B)(3).*
- Facilitate ongoing communication between Miramonte potentially affected citizens and adjacent property owners, City staff, Planning Commissioners and elected officials throughout the application review process. *See Code Section 10-20.30.060(B)(4).*

### B. Applicability and Requirements

Miramonte understands its Applications will require it to hold a neighborhood meeting and that it is responsible for the costs associated with the meeting. If the Director requires as much, Miramonte will host additional neighborhood meetings. Miramonte has not yet determined when the required neighborhood meeting will be held, however, Miramonte will inform the City once it has scheduled the neighborhood meeting.

### C. Neighborhood Meeting Plan

Pursuant to Code Section 10-20.30.060(C)(2), Miramonte's plan for how it intends to conduct the neighborhood meeting must be submitted to and approved by the Director in compliance with the review schedule. In anticipation of this requirement, Miramonte includes the following proposed plan for conducting the neighborhood meeting. The neighborhood meeting will be hosted at a suitable gathering location at or near the proposed project site. Miramonte may hold the public meeting(s) at the subject site, if it is determined to be a suitable location for the meeting(s). Miramonte intends to hold in-person meetings, assuming that social distancing requirements caused by the COVID-19 pandemic can be met. If in-person meetings are not feasible as a result of the pandemic, then Miramonte will either delay the meeting until such time as in-person meeting can be suitably held or it will conduct the meeting online, if approved by the Director. Again, while

Miramonte has determined the location, date and time of the neighborhood meeting, it will include such information in its plan sent to the Director in compliance with the review schedule.

While the Director may determine that additional notices are required, Miramonte will, at a minimum, provide notices, via first class mail and email (if available) to the following parties:

- Property owners, citizens, jurisdictions and public agencies within 300 feet of the proposed project;
- The head of any homeowners association, or community/neighborhood representative within 1,000 feet of the proposed project;
- All persons or groups whose names are on the registry of persons and groups described in Code Section 10-20.30.080(B) who are interested in receiving such notice; and
- If required by the Director, to any party falling within an expanded notification area.

Further, Miramonte will post a sign on the subject property. The sign posted on the subject property will be at least 4' x 4' and will be clearly visible from Woody Mountain Road and will have an attached information tube containing copies of the meeting notice. This sign will be installed at least 10 days prior the neighbor meeting. In addition, each of these notices will set forth the purpose and substance of the proposed application, and the time, date and place of the neighborhood meeting. Miramonte will submit a copy of such notice to the Director.

At the meeting(s), Miramonte will circulate a sign-in sheet (or collection of participant information for a virtual meeting), and will provide an introduction of the proposed development, with an overview of the development's design and goals. After Miramonte provides an overview of the proposed project, Miramonte will engage in a charrette-style interaction, encouraging attendees' written contribution of any comments or concerns about the proposed development, and in particular will solicit attendees' desired community outcomes. For a virtual meeting, Miramonte will invite contribution of comments and concerns to be submitted in advance of the meeting via email and at the meeting via chat features through the online meeting service. Upon collection of the attendees' written responses, Miramonte will discuss some of the comments received and facilitate an open forum discussion with attendees. Miramonte will provide attendees with contact information to permit follow up discussions with any interested participant.

#### D. Record of Proceedings

Pursuant to Code Section 10-20.30.060(F), after the meeting(s), Miramonte will create a written summary of the meeting(s) and will submit the report to the Director in its next formal submission. The report will include the information specified in Code Section 10-20.30.060(F), including (i) certification, on a form established by the Director, that the meeting was properly noticed and conducted; (ii) dates and locations of all meetings; (iii) a copy of the notices provided, including dates and number of mailings or deliveries; (iv) a copy of the mailing list and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other

written materials were located; (v) the number and names of people that participated in the process based on the sign-in sheet; and a dated photograph of the sign installed on the subject property, as discussed above.

In addition, Miramonte's report will contain a summary of concerns, issues and problems expressed during the neighborhood meeting(s), including: (i) the substance of the concerns, issues, and problems raised during the process; (ii) how Miramonte has responded to these comments. Further, Miramonte's responses will be included in an associated report.

Finally, Miramonte will provide a copy of the written summary to all attendees who recorded their name on the sign-in sheet. Miramonte welcomes any feedback from the City regarding its proposed neighborhood meeting plan.

Notice of Public Hearings

A. Planning Commission Public Hearing

In addition to the neighborhood meeting(s), the Director must schedule a hearing with the Planning Commission to provide additional opportunities for interested members of the public to be informed of and provide comments on Miramonte's development proposals. Miramonte will notice the public hearing as required by Code Section 10-20.30.080.

As indicated above, Miramonte understands the need for heightened community involvement throughout the application process and welcomes the City's input on any of the information and plans set forth herein. To the extent not expressly indicated, Miramonte intends to conduct the neighborhood meeting(s) and citizen outreach in accordance with the requirements of the Code.

Sincerely,



Charity Lee  
Land Acquisition & Development Manager  
Miramonte Homes  
102 S. Mikes Pike  
Flagstaff, AZ. 86001